

# CROSS FARM ONLINE & LIVE LAND AUCTION

280+/- Acres - 3 Tracts – No Combinations  
Gosper County, Nebraska

March 16, 8:00 am (Online Bidding Opens)

March 17, (Live & Online) 1:30 pm

Ella Missing Center, 411 6th St, Arapahoe NE

Seller: Heirs of Hazel Cross



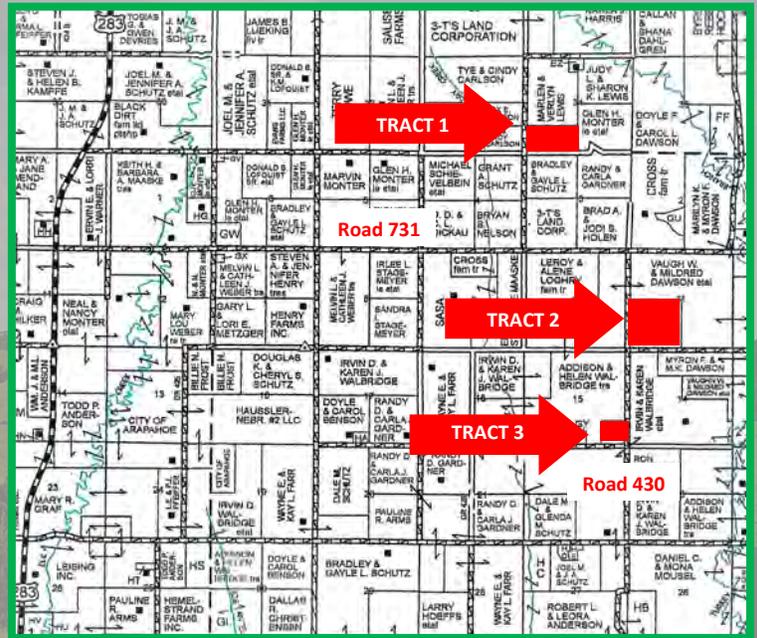
TRACT 2



TRACT 1



TRACT 3



**FEATURES:** Dryland & Irrigated (CREP) Cropland, Mature Shelter Belt, & Grass and Timbered Canyon Wildlife Habitat. Potential for Pivot Irrigation, Organic Farming or Water Transfer. Exceptional Pheasant, Quail & Trophy Deer Hunting. Attractive Rate of Return.



**AgTeam  
Land Brokers**

FOR MORE INFORMATION, SHOWING,  
OR TO REGISTER AS A BIDDER:

Richard Dawson, Broker, 308-325-0839

Nick Zerr, Auctioneer & Auction Manager, 785-673-6424

Troy tenBensel, Listing Agent, 308-962-6528

Kelly "Kudd" Gydesen, Sales Associate, 308-325-6983

UNITED COUNTRY AGTEAM LAND BROKERS

2802 Plum Creek Parkway, Ste E, Lexington, NE

800.785.2528

[www.UCagteamland.com](http://www.UCagteamland.com)

## AUCTION TRACTS

**TRACT 1:** S1/2 OF SW1/4, Section 34, T-6-N, R-22-W. Gosper County, Nebraska. 80 +/- Acres.

**Location & Access:** Approximately 8 miles north of Arapahoe or 11 miles south of Elwood on Hwy 283, 4.5 miles east on Road 731, then 1 mile north to Southeast corner of tract.

**Land Use:** 14.4 acres of dryland cropland. Approximately 21.16 acres of wildlife habitat with deer, pheasant, and quail. 42.13 Acres CREP, currently enrolled in a new 10-Year CREP contract with a payment of \$235 per acre, \$9,903 annual CREP payment. Contract can be terminated if Buyer desires.

**Well Information:** 43.02 acres Certified Irrigated Acres within the Tri-Basin NRD, Turkey Creek Precinct, no pumping restrictions. Well registration G-036059, Drilled 10/8/1971, registered 1800 gpm, 11-inch column, pump depth 289 feet.

**FSA Info:** DCP Cropland 56.54 acres. Wheat base acres 0 with 14.8 CRP reduction acres of 14.80 acres, Corn base 14.4 acres with 10 Acres CRP reduction acres of corn with Corn PLC Yield 125, Grain Sorghum Base acres of 0 with 16.90 acres CRP reduction acres of Grain Sorghum.

2021 Real Estate Taxes: \$2,474.28

**Possession on All Tracts: Full and immediate possession upon payment of earnest money deposit.**

**TRACT 2:** SW 1/4,, Section 11, T-5-N, R-22-W. Gosper County, Nebraska. 160 +/- Acres.

**Access:** Major county gravel Road 430 along west boundary and Road 730 along south boundary.

**Land Use:** 113.37 certified irrigated acres with 95.81 Acres CREP, currently enrolled in a new 10-year CREP contract with a payment of \$235 per acre with a \$22,515 annual payment. Again, this contract can be terminated by Buyer. 16.44 acres of dryland cropland. 27.77 acres mature tree shelter belt and wildlife habitat. Historically known for trophy whitetail.

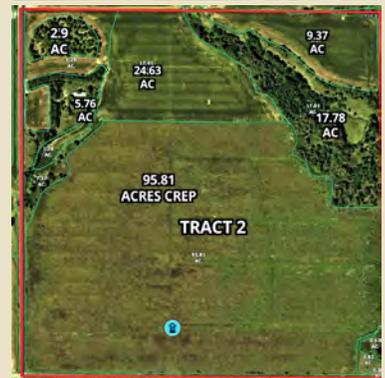
**Well Information:** 113.37 acres Certified Irrigated Acres within the Tri-Basin NRD, Union Precinct. If taken out of CREP it would be in year 2 of the 3-year water allotment. This tract would have 9 inches of water available on 113.37 certified acres for crop years 2022 and 2023 plus 9 inches per acre on 17.56 certified acres that had no pumping for the 2021 crop year. Well registration G-027856, Drilled 5/16/1967, registered 1100 gpm, 8-inch column, pump depth 320 feet. Natural gas was previously used for power unit. Old stock well with electric submersible in northwest corner. Old shed.

**FSA Info:** DCP Cropland 129.81 acres. Wheat base 6.40 acres with 15.0 CRP reduction acres of 14.80 acres wheat, PLC Yield 40; Corn base 18.3 acres with 64.7 Acres CRP reduction acres of corn with Corn PLC Yield 125; Grain Sorghum Base 9.3 acres with 15 acres CRP reduction acres with Grain Sorghum PLC Yield 62.

2021 Real Estate Taxes: \$5,706.

**TRACT 3:** SE 1/4 SE 1/4 Section 15, T-5, R-22, 40 +/- Acres. DCP Cropland 33.83 acres dryland cropland. 5.76 acres wildlife habitat. FSA INFO: Corn base 33.8 acres with Corn PLC Yield 125. 2021 Real Estate Taxes: \$704.48

**NOTE: RESERVE AUCTION - SELLER RESERVES RIGHT TO ACCEPT OR REJECT ANY OR ALL BIDS. PROPERTY SELLING "AS IS-WHERE IS" WITH NO SELLER WARRANTIES.**



### IMPORTANT NOTICE TO BIDDERS:

TRACTS 1 & 2 WERE RECENTLY RE-ENROLLED IN NEW TEN YEAR USDA CONSERVATION RESERVE ENHANCEMENT PROGRAM (CREP). BUYER CAN OPT OUT AND CANCEL THE CREP CONTRACT. CONTACT FURNAS COUNTY FSA, (308)268-3055. BUYERS MAY TERMINATE CREP WITH FOLLOWING APPROXIMATE BUT NOT GUARANTEED PENALTIES:

TRACT 1 = \$2,476 TRACT 2 = \$5,629

AS TO ADDING OR TRANSFERRING CERTIFIED IRRIGATED ACRES, BIDDERS SHOULD CONTACT RESPECTIVE NATURAL RESOURCE DISTRICT (NRD).

## TERMS & CONDITIONS

More detailed terms & conditions, tract information,  
bidder registration, and Due Diligence Packet at:  
[www.UCAgteamland.com](http://www.UCAgteamland.com)

**The Auction:** The property is being offered as an Online (Internet) and Live Auction. The property will be sold to the highest bidder upon approval and acceptance of bid by Sellers. Bidding will be on a per acre basis based on deeded acres per Gosper County tax records. **Reserve Auction: Sellers have right to accept or reject any or all bids.**

**Bidding Registration:** The online auction will use HiBid Technology. Buyers may register at: <https://agteamland.hibid.com/> Online bidders must also be properly registered with AgTeam Land Brokers for the online auction by completing and signing the (Online Auction Bidders Agreement) which will be on auction HiBid website and also on [www.UCAgTeamLand.com](http://www.UCAgTeamLand.com). Signed Agreement may be returned to AgTeam Land Brokers by postal service, in person or email. If you need assistance with registration, you may contact any of the AgTeam Land Brokers agents.

**Bidding Opens/Closes:** The Online Auction (Internet Auction) bidding shall be opened 8:00 am, March 16, 2022, and closed 2:30 pm, March 17, 2022. The auction will be a "soft close" with auction remaining open as long as active bidding continues. Live auction begins at 1:30 pm, March 17, 2022. Online Auction & and Live Auction will close simultaneously.

**Purchase Contract:** Winning bidders will execute a Purchase Contract in person or via DocuSign for the property immediately upon being declared the Successful Bidder by the Auctioneer/Auction Sales Manager. The contract will be on Nebraska Realtor form that Buyer may review in advance of auction. Please note: **THE WINNING BIDS MUST BE APPROVED AND ACCEPTED BY THE SELLERS. THERE IS NO CONTINGENCY FOR FINANCING.**

**Escrow Deposit:** An escrow deposit of 20 Percent (20%) of the total contract purchase price will be wire transferred or hand delivered to the Escrow Closing Agent no later than 72 hours following the close of auction. See closing agent contact information below. The balance of the purchase price will be due in full at closing.

**Closing:** Closing date on or before May 1, 2022. Closing shall take place at Heldt, McKeone, Copley, 710 N Grant, Lexington, NE 68850: (308) 324-5151. Closing escrow & title insurance agent will be Brian Copley. Escrow fee and title insurance premium to be equally divided between Buyer & Seller.

**Possession:** Buyer to receive full possession upon payment of earnest money deposit.

**Agency Disclosure:** All agents of AgTeam Land Brokers are agents of the Seller.

**Minerals:** The seller's share of minerals (if any) will transfer with the property at closing.

**Taxes:** Seller shall pay the 2021 and all prior real estate taxes. 2022 and subsequent real estate taxes will be responsibility of Buyer.

**Title Insurance:** Title Insurance in the full amount of the purchase price will be provided with premium equally divided between Buyer & Seller. A preliminary title commitment is available for review in advance of the auction.

**ANNOUNCEMENTS MADE SALE DAY TAKE PRECEDENCE OVER PRINTED MATERIAL.**

Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but AgTeam Land Brokers, LLC, or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. All real estate agents not licensed with AgTeam Land Brokers, LLC, shall be agents of the Buyer. The property sells in "AS-IS" condition with no expressed or implied warranty of any portion of the property.



# AgTeam Land Brokers

PO Box 699, 2802 Plum Creek Pkwy, Ste E, Lexington, NE 68850

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Troy ten Bensel, Farm Specialist, Arapahoe, NE 308.962.6528

Kelly "Kudd" Gydesen, Farm Specialist, Elwood, NE 308.325.6983

More listings, information & brochures available:

[www.UCagteamland.com](http://www.UCagteamland.com)



NATIONAL MARKETING - LOCAL EXPERTISE



AgTeam Land Brokers LLC

PO Box 699

Lexington NE 68850

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GOSPER COUNTY, NEBRASKA