

**Simultaneous  
Online & Live**

**LAND AUCTION**

**3 PERKINS COUNTY DRY LAND QUARTERS (479.98 ± TAXED ACRES)**

**Tuesday, November 9, 2021 \*\* 10:00 am MT**

**Auction Location: Perkins County Fairgrounds, Grant, Nebraska**

**Tract #1**

**Legal Description:** SW ¼ Sec 27, T11, R40W, Perkins County, Nebraska  
**Taxed Acres:** 164.62 assessed acres **2020 Real Estate Tax:** \$1,433.02  
**Dry Land:** 160.53± ac currently in corn. FSA base: 69.84 ac wheat, 25.27 ac corn. Mainly class II and III soils. Slightly rolling.  
**Location:** From Grant, NE on Hwy#61, ½ mile north to RD 761, then west 6 mi to RD 322, then 2 miles north to RD 763, then west 2 miles to RD 320, SW corner of property. Bordered on south and west with good country gravel roads.

**Tract #2**

**Legal Description:** NW ¼ Sec 33, T11, R40W, Perkins County, Nebraska  
**Taxed Acres:** 158.52 assessed acres **2020 Real Estate Tax:** \$ 1,462.64  
**Dry Land:** 152.74 ± ac currently in corn. FSA base: 66.45 ac wheat, 24.08 ac corn. Mainly class II and III. Mostly level.  
**Location:** From Grant, NE on Hwy #61, ½ mile north to Rd 761, then west 9 miles to RD 319, then north 2 miles to RD 763, NW corner of property. Bordered on north and west by county gravel roads.  
**Improvements:** 38'x48' metal slant wall building with electricity and concrete floor. 3200 bushel steel bin with unloading auger.

**Tract #3**

**Legal Description:** SW ¼ Sec 32, T11, R40W, Perkins County, Nebraska  
**Taxed Acres:** 156.84 assessed acres **2020 Real Estate Tax:** \$1,342.12  
**Dry Land:** 154.52 ± ac currently in corn. FSA base: 67.24 ac wheat, 24.33 ac corn. Mainly class II and III. Slightly rolling.  
**Location:** From Grant, NE, on Hwy #61, ½ mile north to RD 761, then west 10 miles to RD 318, then 1 mile north to RD 762, SW corner of property. Bordered on south and west by county gravel roads.

**Online Simultaneous Bidding Procedure:**

*Online bidding begins on*

November 2, 2021 at 10:00 am MT

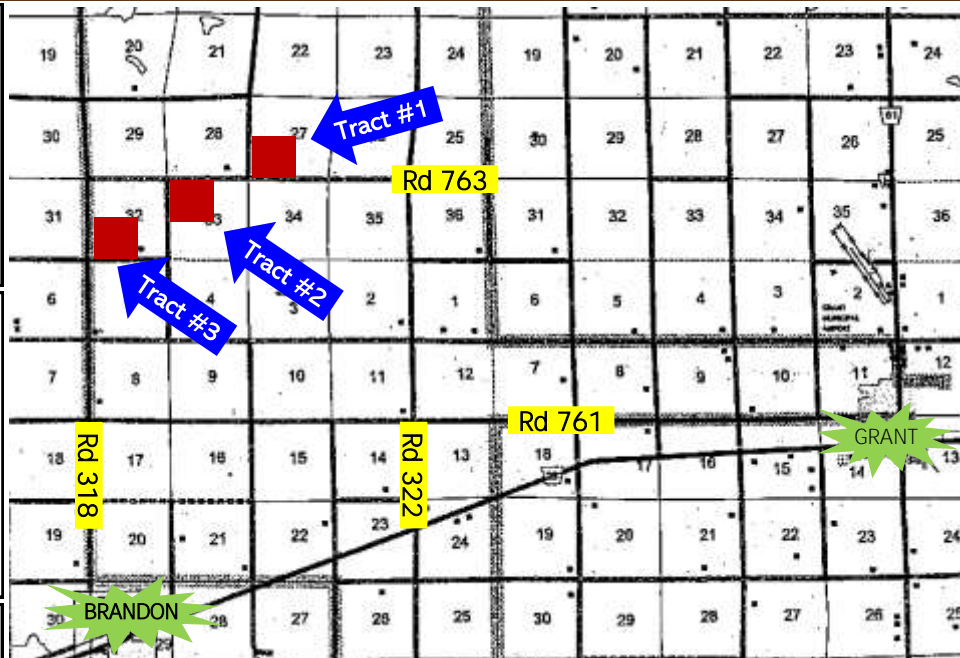
*Bidding will conclude*

Tuesday, November 9, 2021 at end of live auction

**Register and bid on this auction go to:**

<https://burgeauction.nextlot.com/public/user/new>

*All three tracts will be visible online. All bids will be seen online, but bidder info is not shown. See auction terms for bidding requirements. If there are any Server and Software technical issues, Burge Auction & Realty, LLC reserves the right to continue bidding or close the auction. Burge Auction & Realty, LLC or software company shall not be responsible for missing a bid or software failure. If necessary, Burge Auction & Realty, LLC will e-mail registered bidders updated information. Please register 48 hours prior to live auction.*



**Phone or absentee bids must be pre-approved by  
Burge Auction & Realty, LLC.**



**Auction Note:**

**These three outstanding dry land quarters are within close proximity to each other, close to several grain facilities and within 25 miles of an ethanol plant. Located on good gravel roads. Highly productive land. Tenant had excellent farming practices and is a good steward of the land. For detailed brochure with soil maps, FSA information or Showing prior to auction, Call Butch 308-882-1295 or Donna 308-352-8512**

**Manner of Sale:** This land will be offered in 3 separate tracts. There will be no combinations. Auction procedure and increments of bidding are at the discretion of the auctioneer. Total bids will be calculated using assessed tax acres. There will be no adjustment to price if FSA or surveyed acres are different than stated acres, in advertising or in auction announcements.

**Terms:** Immediately upon conclusion of auction, the high bidder will enter into a real estate contract and deposit 10% of the purchase price with Burge Auction & Realty, LLC and sign an Acknowledgement of Disclosure required by the Nebraska Real Estate Commission. Personal or corporate checks are acceptable for the down payment with the final payment to be in certified or wired funds. All funds will be held by Burge Auction & Realty, LLC in their trust account or by Southwest Title Co. Trust Account. The seller will provide an owner's policy of title insurance with Southwest Title Co. in the amount of the purchase price. The cost of the title insurance and closing fee will be shared equally by the Buyer and Seller. Sale not contingent upon Buyer financing. *This would make a good addition to your present farming operation or an investment property.*

**Minerals:** All mineral rights owned by the Seller will transfer to the Buyer.

**Noxious Weeds:** As common with properties such as this, there may be areas infested by noxious weeds. The location of and the density of noxious weeds is unknown at this time.

**Acreage:** Acreage figures are considered to be approximate and are from reliable sources based on FSA (USDA) and county assessor records. All FSA information is subject to change. FSA acres may not be the same as deeded acres. No warranty is expressed or implied as to exact acres. Legal descriptions subject to county roads and existing field boundaries.

**Closing:** Closing date will December 9, 2021 or sooner if Buyer and Seller agree. **Possession:** At closing.

**Real Estate Taxes:** 2021 and all prior years real estate taxes will be paid by Seller. 2022 taxes will be Buyer(s) responsibility when due.

**Announcements:** The information contained herein has either been given to us by Seller's family or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Burge Auction & Realty and the Seller assume no responsibility for omissions, corrections or withdrawals. The location maps are not intended as a survey and are for general location purposes only. Prospective Buyers(s) should verify all information contained herein and are urged to fully inspect the property, its condition and rely on their own conclusions. Property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Burge Auction & Realty, LLC. Announcements made by Burge Auction & Realty at time of the auction will take precedence over any previously printed material or other oral statements. **Final sale is subject to Seller's approval or rejection.**

**1031 Tax Deferred Exchange:** Purchase agreement will have language to allow Buyer and/or Seller to participate in a 1031 exchange.

**Easements:** This sale is subject to all rights-of-way, and easements whether recorded or not, and to all oil and gas leases of record.

**Agency Disclosure:** All BURGE Auction & Realty, LLC agents are agents of the Seller.

For additional information or showing prior to auction  
call Butch 308-882-1295 or Donna 308-352-7777 or 308-326-4314

**Rodney Young, Rhonda True & Ryan Young  
Owners**

**Butch Burge  
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308-326-4314**

**BURGE**  
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