

ANTELOPE & KNOX COUNTY, NEBRASKA

Real Estate Auction

*Brunswick & Bloomfield,
Nebraska*

TIMED ONLINE

**3 HOG FACILITIES,
FEED MILL, AND
2 HOMES**

4 Tracts

Open House

**Wednesday, June 2nd
from 10AM-Noon**

OPENS: WEDNESDAY, JUNE 9TH / CLOSSES: WEDNESDAY, JUNE 16, 2021 AT 10AM



T1



T2



T3



T4

Knox County, NE

Tracts 3 & 4 ★

Tracts 1 & 2 ★

Pierce County, NE

Antelope County, NE

Antelope County, NE

Ellsworth

24-27N-6W

T2

19-27N-5W

T1

Knox County, NE

Central

13-30N-4W

T4

T3

ALL LINES AND BOUNDARIES ARE APPROXIMATE

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SECURED LENDER

Attorney for Seller - Tim Brogan of Brogan Lampli, P.C. - 3204 W. Benjamin Avenue, Suite #100, Norfolk, NE

Closing & Title Company - American Title & Escrow - 1310 West Norfolk Avenue, Suite B, Norfolk, NE

For information contact Steffes Group at 319.385.2000 or 402.395.8998

Scott Steffes - Nebraska Licensed Broker #20191241 - 2000 E Main Avenue, West Fargo, ND 58078



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

Announcements made the day of sale take precedence over advertising.



TRACT 1 – 4,800 Head Hog Finishing Facility on 36 Acres M/L

Tract 1 is located 1 mile east of Brunswick on Highway 20, then 4 miles south on 529 Ave./528th Ave., then east ¼ mile on 860th Road to 52813 860th Road, Brunswick, NE.

- 80'x320' finishing building w/ a 2,700 head capacity, built in 2005 & 2006 w/ 14 rooms & 6 pens in each room
- 80'x240' finishing building w/ a 2,100 head capacity, built in 2001 w/ 6 rooms & 6 pens in each room
- Finishing buildings are connected w/ an enclosed alleyway to the office & load out
- 300'x545'x20' lagoon w/ piping to the center pivot at the center of Section 19 (center pivot owned by adjoining landowner)
- Site currently has an NDEQ permit for 4,800 capacity
- 2 wells on this tract
- Established windbreaks
- Approx. 11 acres fillable with soil types of Thurman, Boelus & Doger

Located in Section 19, Crawford Township, Antelope County, Nebraska.

Legal description: SW1/4 SW1/4 Section 19, Township 27 North, Range 5 West of the 6th P.M., Antelope County, Nebraska.

Tax Parcel #000382302 – 2020 Taxes - \$10,923.52

Included: (14) bulk bins, Any item present on the day of closing. **Not included:** LP tanks

TRACT 2 – Approx. 259,000 bu. Grain Bins, Feed Mill, Hog Buildings & Home on 13 Acres M/L

Tract 2 is located 1 mile east of Brunswick on Highway 20, then 4 miles south on 529 Ave./528th Ave., then west 1/2 mile on 860th Road to 52771 860th Road, Brunswick, NE.

The grain facility has a capacity of 259,000 bu.+/. There are two Sukup 85,753 bu. grain bins, built in 2005 & 2008 and four other grain bins with approx.. 88,000 bu. combined. Grain bins are connected with 85' & 100' grain legs and lateral u troughs.

The computerized feed mill has an estimated 4 tons per hour capacity with a 1,000 bu. dump pit, (2) hammer mills, mixer & control office. There are several commodity hopper bins and a 60 Ton truck scale on the property.

Hog Buildings:

- 38'x100' (800 hd.) nursery barn
- 20'x48' (250 hd.) older nursery barn
- 28'x158' (500 hd.) & 44'x48' (250 hd.) finishing buildings
- Other older hog buildings in various states of repair
- 145'x265'x18' lagoon

Other Outbuildings:

- 48'x90' machine shed w/ concrete floors with an insulated shop & machine shed
- Older barn converted to a garage
- (2) detached garages

The three bedroom, two bath home offers 2,526 sq.ft. of living space. The home also has an attached office and attached garage. The property has two wells and a lawn sprinkler system.

Legal description: SW1/4 SW1/4 SE1/4 SE1/4 and SE1/4 SW1/4 SE1/4 Section 24, Township 27 North, Rang 6 West of the 6th P.M., Antelope County, Nebraska.

Tax Parcel #000505401 - 2020 Taxes - \$5,678.60 (Approx.)

Included: Any item present on the day of closing. **Not included:** All appliances, All personal property, Farm Equipment, Fuel tanks, LP tanks.

Terms: At the conclusion of the auction, the winning bidder(s) will be required to sign a real estate sales contract and pay ten percent (10%) of the purchase price as a non-refundable down payment, payable to American Title & Escrow, which shall hold the money in escrow until closing. The balance of the purchase price will be due at closing which will take place at American Title & Escrow, 1310 West Norfolk Avenue, Suite B, Norfolk, NE on or before Friday, July 30, 2021. Title Insurance & closing cost will be shared 50/50 between Buyer & Seller. Seller will pay all documentary stamps. Seller shall pay all 2020 real estate taxes and previous year's taxes. The 2021 real estate taxes will be paid by the Buyer. Possession will be given at closing, except Tract 4, where it is selling subject to tenant's lease.

TRACT 3 – 1,000+/- Sow Farrow to Wean Facility on 19 Acres M/L

Tract 3 is located 7 miles west of Bloomfield on Highway 84, then 2 miles south on 540th Ave. to 87919 540th Ave., Bloomfield, NE.

Hog Buildings:

- 28'x320' former nursery building converted to gestation & gilt develop with a gestation room w/ 80 crates, gestation room w/ 38 crates, farrowing room, gestation room w/ 14 crates & 3 GDU rooms
- 52'x264' farrow building w/ 12 farrowing rooms w/ 169 farrowing crates, 2 rooms w/ pens, washout room & utility room
- 40'x260' gestation building w/ 54 gestation pens
- 40'x212' gestation building w/ 268 gestation stalls, boar & sick room w/ 26 crates and a penned room
- Two lagoons
- 40'x36' Office building w/ office space, shower/locker facilities, breakroom, utility room, garage w/ 75KW Cat 3208 diesel generator

Legal description: A tract of land located in the Southeast Quarter of Section 13, Township 30 North, Range 4 West of the 6th P.M., Knox County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of Section 13; thence N00°00'56"W, along the East line of said Southeast quarter, a distance of 863.12 feet; thence S89°59'04"W a distance of 968.92 feet; thence S00°00'56"E a distance of 875.77 feet to the South line of said Southeast quarter; thence N89°14'11"E, along said South line, a distance of 969.00 feet to the point of beginning.

Tax Parcel #540006151 - 2020 Taxes - \$786.56

Please note: If Tracts 3 & 4 sell to different Buyers, then a shared well easement/maintenance agreement will be established.

Included: (13) Bulk bins, 75KW generator, Any item present on the day of closing. **Not included:** LP tanks.

TRACT 4 – Four Bedroom Home on 11 Acres M/L

Tract 4 is located 7 miles west of Bloomfield on Highway 84, then 2 miles south on 540th Ave. to 87921 540th Ave, Bloomfield, NE.

This tract offers a four bedroom, 1 ½ bath, 2 story home with 1,912 sq.ft. of living space. Kitchen with oak cabinets, living room & dining room with hardwood floors and a ½ bath. Upstairs has four bedrooms and a full bath. Basement with rec room, storage room, gas forced air furnace/central air and laundry hookups

There is a 32'x32' barn with lean to & newer metal roof and a detached two car garage.

Legal description: A tract of land located in the Southeast Quarter of Section 13, Township 30 North, Range 4 West of the 6th P.M., Knox County, Nebraska, more particularly described as follows: Commencing at the Southeast corner of Section 13; thence N00°00'56"W along the East line of said Southeast quarter, a distance of 863.12 feet to the point of beginning; thence continuing along said East line, N00°00'56"W, a distance of 703.00 feet; thence S89°59'04"W, a distance of 726.00 feet; thence S00°00'56"E, a distance of 703.00 feet; thence N89°59'04"E, a distance of 726.00 feet to the point of beginning.

Tax Parcel #540012533. 2020 Taxes - \$1,178.14

Please note: Tract 4 is selling subject to tenant's lease. The property is currently leased for \$600/month until September 30, 2021. If Tracts 3 & 4 sell to different buyers, then a shared well easement/maintenance agreement will be established.

Included: Attached fencing. **Not included:** All appliances, All tenant's personal property & equipment, LP tank.

Special Provisions:

- This online auction will have a buyer's premium of \$1,000 per Tract. This will be added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. Said contracts will be available for review prior to the auction.
- All Tracts will be tied together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed in the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.
- Bidding on all Tracts will be lump sum price.
- The Seller shall not be obligated to furnish a survey on any Tracts.
- Tract 4 is rented for \$600 per month, thru September 30, 2021. It shall be the Buyer's responsibility to serve termination to the tenant, if so desired.
- If Tracts 3 & 4 sell to different buyers, then a shared well easement/ maintenance agreement will be established.

- It shall be the obligation of the Buyer to report to the appropriate County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- The Buyer(s) shall be responsible for any fencing in accordance with state law.
- If in the future a site clean-up is required, it shall be at the expense of the buyer.
- All mineral rights, if any, held by Seller will be transferred upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The Buyer(s) acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer(s) are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

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Mt. Pleasant, IA 52641
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Please Post

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FARGO, ND



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