

No Reserve Polk County Irrigated LAND AUCTION

Selling 80 Acres more or less

TUESDAY NOVEMBER 25, 2025 • 9:00 A.M.

**REG'S 7 MILE STEAK HOUSE
HIGHWAY 81/64 JUNCTION
41 ROAD, COLUMBUS, NEBRASKA**

LEGAL DESCRIPTION: The East 1/2 of the Northwest Quarter of Section 35-16-1, Polk County, Nebraska, Containing 80 Acres more or less.

LOCATION: From Reg's 7 Mile Steakhouse at the Junction of Highways 81 and 64, Columbus Nebraska, go 1 Mile South on Highway 81 to County Road 140 and then 1 1/2 mile West.

PROPERTY DESCRIPTION: This is a Pivot Irrigated tract of land consisting of Class 1-4 Soils that lays level. There are approximately 75.39 cultivated acres with (2) Reinke Center Pivots. There is also an older storage bin with drying floor on the property.

FSA INFORMATION: FSA shows 75.39 Cropland Acres. The Corn Base is 71.5 acres with a 162 Bu yield. The Soybean Base is 3.3 acres with a 45 Bu yield.

IRRIGATION WELL AND EQUIPMENT: Located in the Central Platte Resource District, Well ID# G-051680, 77ft deep, 40' Static Level, 700 GPM

The irrigation is provided by (2) Reinke Center pivots. One is a 9 tower unit and the other is a 4 tower unit. Each pivot is equipped with a Lindsay FieldNET Pivot control. There is no power unit included in the sale of the property.

TAXES: 2024 Taxes are \$3119.48

POSSESSION: Possession given at closing subject to the tenants rights through February 28, 2026.

INSPECTION: To inspect the properties, contact Russ Moravec at 402-367-8218 or Trev Moravec at 402-314-6318. Please view our website at www.moravecauctions.net for photos, drone footage, and aerial maps of the properties.

The Real Property, the Irrigation Well, and the Irrigation Equipment sells in as-is condition, no warranties are expressed or implied.

TERMS: 15% down day of sale with the signing of a purchase agreement. The balance to be paid on or before January 6, 2026. Title insurance and escrow fees will be split equally between the buyer and the seller. The 2025 Real Estate Taxes will be paid by the seller. All buyers are reminded that this is a cash sale. Any financing needs to be arranged prior to bidding. The property (and irrigation equipment) sells in as-is condition, no warranties are expressed or implied. Acreage figures and data are gathered from sources deemed reliable but are not guaranteed by the Broker or Seller. Buyers are urged to make inspections and rely on their own conclusions. Auction procedure and bidding are at the discretion of the auctioneer. All announcements made sale day will take precedence. Moravec Auction Co. LLC represents the seller in this transaction.

AUCTIONEER'S NOTE

We will be selling the 80 acres at a No-Reserve public auction.

GERY AND SUSAN BENES, OWNER



MORAVEC
AUCTION CO.

Moravec Auction Co LLC, Broker
2741 L Rd, David City, NE 68632
www.moravecauctions.net | 402-367-8218
Russ Moravec, Auctioneer and Real Estate Broker
Trev Moravec, Auctioneer and Salesman: 402-314-6318

