

Helberg and Nuss Auctions & Realty, LLC

1901 EAST 33RD STREET, SCOTTSBLUFF, NEBRASKA

308-436-4056

SHUBERT FARM, LLC ABSOLUTE FARM PROPERTY AUCTION



**JANUARY 21, 2025
GERING, NEBR.,
CIVIC CENTER
1050 M STREET**

**STARTING TIME
10:30 AM MT**

**INTERNET
BIDDING
AVAILABLE
AT HiBid.com.**

PRICE DETERMINED AT AUCTION: To be sold at **Absolute Auction** on Tuesday January 21, 2025. Auction at Gering Civic Center at 10:30 AM MT. Building site, and farmland will be offered separately, and as a combination. Will sell in manner that realizes highest price for Seller.

LOCATION: 3.5 Miles South of the Intersection of Highway #92(M Street), and 5 Rocks Road(Highway #71) at the Southwest Corner of Gering, Ne., to CR "T", and 3.5 Miles West to the Building Site. (1 Mile South Sandberg Implement on Highway #71, and West on CR "T". House Address 170526 CR "T", Gering, Nebraska).

PROPERTY LEGAL DESCRIPTION: SE1/4 Section 19, Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska.

TOTAL FARM ACRES: 160.91 According To Scotts Bluff County Assessor.

REAL ESTATE TAXES: 2024-\$7,124.70.

WATER RIGHTS: 157.0 acres under Gering-Ft. Laramie Irrigation District. 2025 O&M Charges are \$6,437.00. Buyer will pay water charges for 2025.

CENTER PIVOT: 2012 Zimmatic corner system first used in 2013. 14,309 hours on 11/1/24. Has Field Net Remote communication system.

FSA INFORMATION: 152.18 DCP cropland. 90.60 acre corn base at 166 PLC yield. **No beets since 1996.**

MINERAL RESERVATION: The Seller reserves no mineral rights. The property sells subject to any prior, unexpired mineral reservations.

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BUILDING INFORMATION(ALL SIZES APPROXIMATE). Site is 3.23 surveyed acres.

HOUSE SQUARE FOOTAGE: 1,616(County Assessor) on main level plus one bedroom on the second level.

BEDROOMS: MAIN: 3 UPPER 1 BASEMENT 0

BEDROOMS SIZES: Main SW 13'6" x 11', Main Center 13'6" x 8'6", NW 13'6" x 11'. Sizes do not include closets.

BEDROOM UP: 11'X 11'10". Carpeted, Knotty pine wall finish.

LIVING ROOM: 14'x 21'. Fireplace on east wall. Hardwood flooring, ceiling fan.

DINING ROOM: 15'x 13'6". Hardwood flooring.

KITCHEN: Bright, naturally lit with painted wood cabinets.

BATHS: MAIN 1 3/4 (Includes north ground level bath with shower).

NORTH GROUND LEVEL: Overall outside measure 18' x 12'. East side and west side have entrance doors. From east 4' x 4' Closet. From west combination laundry, freezer room, and sink on cabinet base. Wood cabinets and floor drain. North east corner has 4' x 9' bath with shower.

BASEMENT MINIMAL FINISHED: 26'x 12' large south room, furnace room, storage room plus more.

HOUSE DESCRIPTION: The building site has good established tree protection on the west and south. Striking view of the surrounding hills south, west and north. Established yard with underground sprinklers. House has vinyl siding, gutters/downspouts, and metal wrapped window trim. House has AO Smith electric water heater. Updates as follows:

1)2021 new diesel furnace burner. Fuel is ruby red diesel fuel.

2)2013/2014 Anderson windows installed in living room, dining room, & 4 bedrooms.

3)2020 new hot water heater and plumbing installed in house.

4)2015 new septic system.

Wood stove needs new outside chimney.

GARAGE: 20'x 20' detached wood frame garage with 2 overhead doors.

OUTBUILDINGS: 38' x 28' wood frame/wood sided drive thru granary with galvanized metal roof cover, 52'x 28' 2 door shed(same construction), 12'x 20' light metal single car garage, 9'x 9' wood frame well house.

The above information is from sources deemed reliable, but is not guaranteed. Dimensions, and measurements of components are done to the best of Listing Agent's ability, but again are not guaranteed. Prospective buyers should personally verify any items in question. Helberg and Nuss Auctions & Realty, LLC, and it's agents are agents of, and are representing the seller. Don Helberg, Listing Agent at 308-631-0527.

SITE LEGAL DESCRIPTION PLUS EASEMENT

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, S87°37'00"E FOR A DISTANCE OF 242.06 FEET; THENCE, N02°23'00"E FOR A DISTANCE OF 147.76 FEET; THENCE, N30°51'35"E FOR A DISTANCE OF 35.95 FEET; THENCE, N01°52'31"E FOR A DISTANCE OF 296.68 FEET; THENCE, N53°41'13"W FOR A DISTANCE OF 194.75 FEET; THENCE, N88°07'29"W TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID QUARTER SECTION, BEING A DISTANCE OF 100.17 FEET; THENCE, ALONG SAID WEST LINE, S01°52'31"W FOR A DISTANCE OF 583.88 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 3.23 ACRES, MORE OR LESS.

AND, SAID TRACT TO INCLUDE A 40-FOOT BY 60-FOOT WIDE ACCESS EASEMENT, AS SHOWN ON SURVEY PLAT.

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TERMS OF AUCTION

Cash with no financing contingencies. Any financial arrangements needed by Buyers should be made before the Auction. The Shubert Farm, LLC, real estate will be offered as the farmland with irrigation equipment as one Parcel, the 3.23 acre site with buildings as one Parcel, and the property as a whole as one Parcel. Property will sell in manner which totals the most gross dollars for the Seller. Bid increments for the combination are at the discretion of the Auctioneer. The properties will absolutely sell to the highest bidder.

Earnest Deposits on the Parcels offered at Auction will be as follows:

Farm Ground & Pivot \$75,000.00

3.23 Acres Site and Buildings \$5,000.00

Property If Sold As One Unit \$80,000.00

Depending on the final way the property sells, the Buyer will make a down payment as noted above as an Earnest Deposit. The balance of the purchase price, plus Buyer's closing costs, shall be paid by Cashier's Check, or verified wire transfer of funds at closing. Closing is scheduled on or before February 14, 2025.

Online bidders need to pre-register at HiBid.com. Click Icon on main page for Online Bidding Information. Buyers must be approved by Helberg and Nuss Auctions & Realty, LLC., no later than Friday January 17th, 2025, 3:00 PM MT (January 20th is a Holiday). Contact Don Helberg at 308-631-0527 regarding online bidding. Successful Onsite Buyers will execute the Purchase Agreement, and make Earnest Deposit at sale location. Successful Online Buyers agree to execute an email version of the Purchase Agreement, and agree to wire transfer Earnest Deposit to Helberg and Nuss Auctions & Realty, LLC, Real Estate Trust Account by 5:00 P.M. MT Wednesday, January 22, 2025.

The Auction is Absolute, and the Shubert Farm, LLC, property will sell to the highest bidder or bidders.

The property is selling subject to all easements, restrictions, reservations, and rights of way that are apparent, or are of record. Seller agrees to furnish a title insurance policy commitment insuring marketability, and Buyer shall be furnished a current title insurance commitment by Seller. The Buyer will have 10 days to have the commitment examined for defects. If defects pursuant to Nebraska State Bar Association title standards in the title are found, the Seller will have a reasonable time to correct such defects. If the defects cannot be corrected, the earnest deposit will be refunded to the Buyer.

The cost of title insurance issued for this sale shall be equally divided between Buyer and Seller. The cost of any title insurance lender's endorsement, ½ the escrow closing fee, and other customary Buyer closing costs will be paid by the Buyer.

Seller agrees to convey the property to Buyer by **LLC Warranty Deed** free and clear of all liens, encumbrances, special assessments levied or assessed, and subject to all easements, reservations, conditions, limitations, and covenants of record.

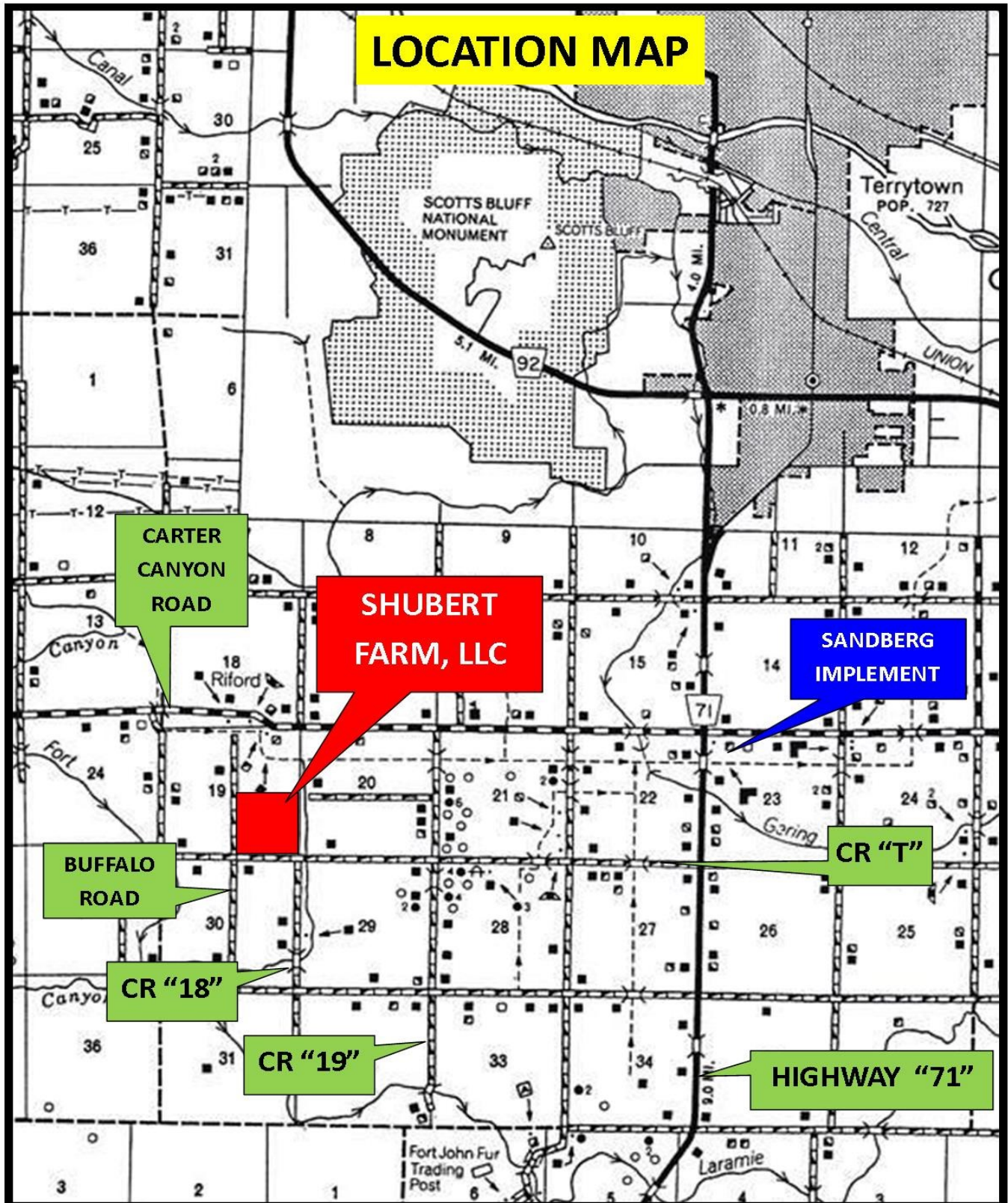
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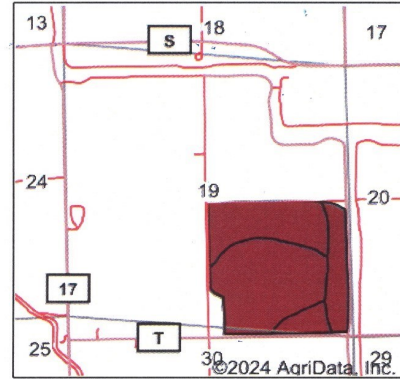
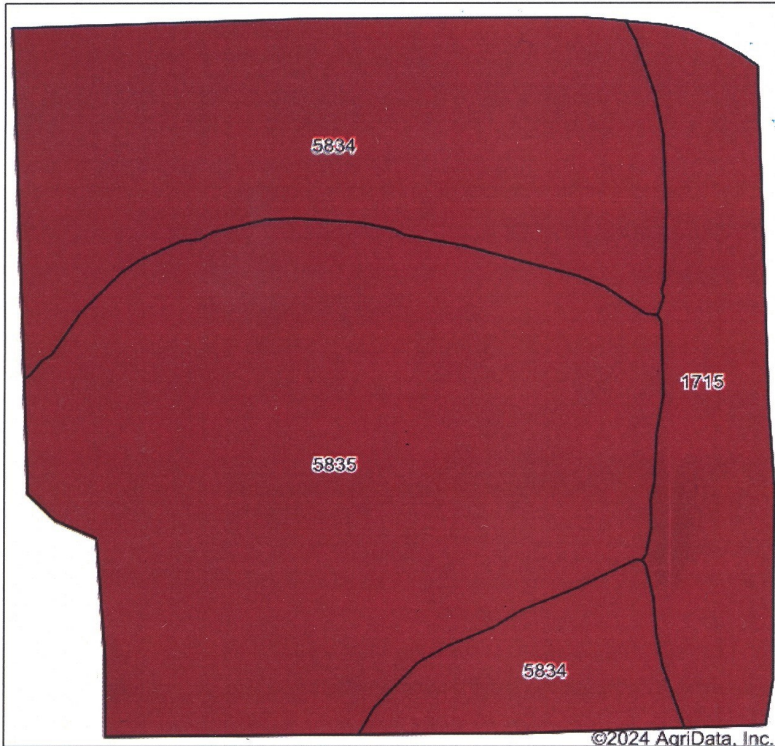
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TERMS OF AUCTION, CONTINUED

- 1)The buyers are purchasing the property in “as is” condition with no warranty as to the condition or serviceability of any center pivot, pumps, wells, motors, switches or other equipment involved with the irrigation equipment. Buyer is purchasing the property in “AS IS” condition with no representation of condition by the Seller, or Helberg and Nuss Auctions & Realty, LLC. The Buyer is purchasing the property with no warranty as to electrical, sewer, heating/venting, water systems, or any other structural component. If any utility supplier, or government agency, shall require any changes to meet codes or regulations subsequent to the sale, it will be the Buyer’s responsibility to complete and pay the costs of the required changes
- 2)The buyer acknowledges that prior to signing this Purchase Agreement, the buyer received and signed copies of “Brokerage Relationships in Real Estate Transactions”.
- 3)The property is selling by legal description only, subject to existing field lines, fence lines and roads, and no additional surveys will be completed by the Seller for the Buyer after the Auction.
- 4)Real estate taxes and water right charges for 2024 and prior years will be paid by the Seller. The Buyer will be responsible to pay the year 2025, and subsequent years’ real estate taxes, and water right charges.
- 5)All parties to this Purchase Agreement have been informed that Helberg and Nuss Auctions & Realty, LLC, are agents of and are representing the Seller.
- 6)Farm Lease: All farm leases on the property offered for sale have been terminated. Buyer will receive full possession March 1, 2025 on the farmland, and full possession of the house and buildings at closing. The sale of the farmland includes both the land and the pivot system including all pumps, motors and switch controls on the property.
- 7)Mineral Reservation: The Seller reserves no mineral rights. The property sells subject to any prior unexpired mineral reservations.
- 8)Seller is informed of the possibility of noxious weeds or wetlands on the property.
- 9) If the Parcels sell separately, a 40’ x 60’ Easement will be reserved on the Deed for access to the water accumulation pit and the farmland across the south part of the 3.23 acre site from CR “T” through the house driveway.
- 10)Announcements the day of sale shall supersede all previous written, oral or advertised terms and conditions.
- 11)Method of Sale: The property will sell at total dollars per parcel, and not as dollars per acre.
- 12) The above information is from sources deemed reliable, but is not guaranteed. Item counts, dimensions, and measurements of components are done to the best of Listing Agent’s ability, but again are not guaranteed. Prospective buyers should personally verify any items in question.





State: **Nebraska**
 County: **Scotts Bluff**
 Location: **19-21N-55W**
 Township: **Roubadeau**
 Acres: **145.9**
 Date: **10/28/2024**



Soils data provided by USDA and NRCS.

Area Symbol: NE157, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Pasture AUM	Pasture Irrigated AUM	Winter wheat Bu	*n NCCPI Soybeans
5835	Mitchell silt loam, 1 to 3 percent slopes	71.08	48.7%		IIIe	Ile	1287	47	5	123	37	1	10	39	38
5834	Mitchell silt loam, 0 to 1 percent slopes	53.39	36.6%		IIIc	I	1287	48	6	129	39	2	10	44	38
1715	Otero-Bayard very fine sandy loams, 0 to 1 percent slopes	21.43	14.7%		IIIc	Ile	1520	42	5	125	40	1	9	39	30
Weighted Average					3.00	1.63	1321.2	46.6	5.4	125.5	38.2	1.4	9.9	40.8	*n 36.8

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Building Site Survey & Farm Access Easement

EXHIBIT OF AEDS SURVEY

TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



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SURVEYOR NOTES:

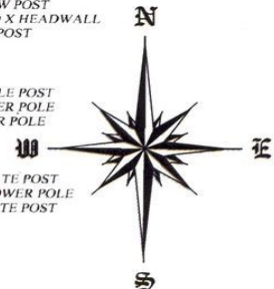
- 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREOF WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.

CORNER TIES:

N¼ CORNER 19-21-55
FOUND 5" REBAR WITH STEEL PLATE
ENE 85.26' TO CONC ROW POST
WSW 41.74' TO CHISELED X HEADWALL
N 47.76' TO CONC ROW POST

S¼ CORNER 19-21-55
FOUND ALUM CAP
ENE 28.42' TO SPIKE CABLE POST
SE 35.23' TO SPIKE POWER POLE
S 75.30' TO SPIKE POWER POLE

SE CORNER 19-21-55
FOUND ALUM CAP
ESE 119.80' TO SPIKE GATE POST
WSW 77.89' TO SPIKE POWER POLE
NW 104.38' TO SPIKE GATE POST



SCALE 1"=100'

- = CORNER FOUND
- = CORNER SET
- 5/8"x24" REBAR PVC CAP

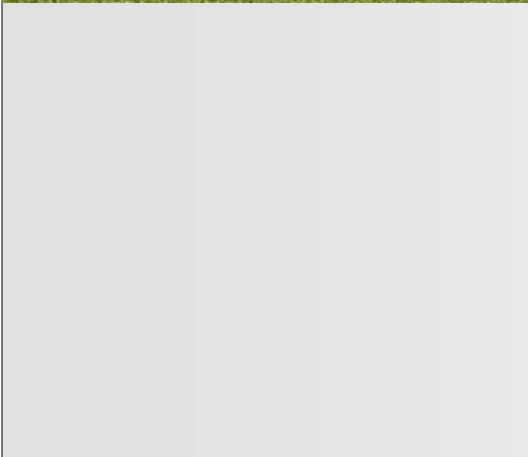


ACCESS EASEMENT FOR THE BENEFIT OF CROPLAND TO THE EAST. ALLOWS FARM OWNER ACCESS TO WATER ACCUMULATION PIT FROM CR "T".

Photos



MORE PICTURES AT
www.helbergnussauction.com

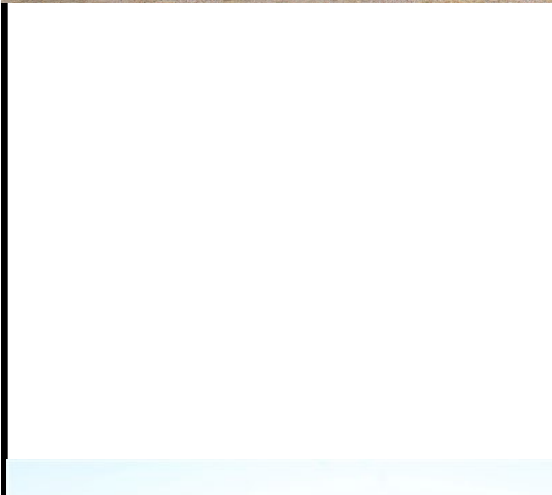


Photos

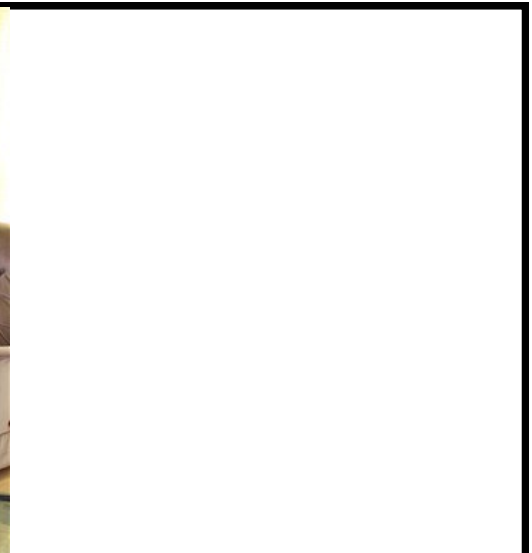


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