

NO RESERVE POLK COUNTY IRRIGATED LAND AUCTION

Selling 80 Acres more or less.

**Tuesday November 25, 2025 9:00am • Reg's 7 Mile Steak House,
Highway 81/64 Junction 41 Road Columbus, Nebraska**

Auctioneer's Note: We will be selling the 80 acres at a No-Reserve public auction.

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.

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.

Terms: 15% down day of sale with the signing of a purchase agreement. The balance to be paid on or before January 6, 2026.

Moravec Auction Co LLC, Broker

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