AGRI AFFILIATES®

UPCOMING AUCTION

THURSDAY • DECEMBER 17, 2026

1:00 PM (CST) | Oconto Community Center
101 W 6th St | Oconto, NE

SOUTHERN CUSTER COUNTY COMBO

224.80± ACRES | CUSTER COUNTY, NEBRASKA



LISTING AGENT:
BRAD ATKINS
C: 308.530.9012 | E: BAtkins@AgriAffiliates.com
Bonnie Downing, Bryan Danburg, Chase Dodson, Bart Woodward, Kent Richter, Faith Correll, D.J. Lunkwitz, Bruce Dodson, Scott Speck, Adam D. Pavelka, Dave Masek

AERIAL MAP



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PROPERTY INFORMATION

LEGAL DESCRIPTION:	NW¼ & W½ of the NE¼ except a parcel, Section 23-T13N-R21 West of the 6th P.M. in Custer County, Nebraska
LOCATION & ACCESS:	5 miles southeast of Oconto, NE. From Oconto, head south on Hwy 40 for 4.7 miles. Property is on the east and west sides of Hwy 40.
ACRES & TAXES:	224.80 Tax-assessed acres 2025 Real estate taxes due in 2026: $3,305.24
LAND USE:	79.90 acres Irrigated Cropland 76.44 acres Pasture/Rangeland 67.46 acres Dry Cropland
USDA-FSA INFORMATION:	227.43 total FSA Farm Land acres 146.74 total FSA Cropland acres • 99.50 corn base acres @ 159 bu PLC yield
SOILS:	Predominantly Class I & II soils
WATER RIGHTS:	Registered Irrigation Well: G-006204 & Registered Livestock Well: G-151418 located at old building site
EQUIPMENT:	Power unit, fuel tank, irrigation pipe
POSSESSION & CLOSING:	Full possession at closing, to be held on or before January 21, 2027.



SELLERS

Adam & Kristen Bailey

PROCEDURES

This is an Absolute Real Estate Auction for Adam & Kristen Bailey. Property will be offered in one parcel. Purchase agreement and title insurance commitment are available prior to the Auction. Announcements day of Auction take precedence over all printed or oral statements.

TERMS & CONDITIONS

TERMS: This cash sale requires 15% earnest deposit at signing of the purchase agreement immediately following the auction. Online buyer must wire 15% earnest deposit within 24 hours of completion of the auction. The balance of the purchase price is payable in certified funds at closing, on or before January 21, 2027. There is no contingency for financing. Sellers to convey title by warranty deeds or its equivalent; with title insurance evidencing merchantable title. Cost of title insurance and an insured closing will be shared 50/50 by seller/buyer. Property sells subject to easements, right-of-way, zoning, and restrictions of record; free and clear of all liens. The property sells "as-is" condition. No warranty is expressed or implied as to the adequacy of any portion of the property.

BIDDING: Bids may be placed in person, online, or an Agri Affiliates agent may place bids on your behalf via phone or in person. You must be preregistered for phone and internet bidding. In-person bidders may register day of sale.

INTERNET BIDDING: To participate online in an Agri Affiliates auction, you must create a bidder account or sign in to a bidder account via our online bidding portal at AgriAffiliates.com. A phone interview with Agri Affiliates is required and bank reference information, if requested, for final approval as an online bidder. Your final approval as an online bidder must be completed 48 hours prior to the auction.

VIEWING THE AUCTION: Viewing the auction can be done in three ways: 1) In person at the designated location, 2) Online via the live auction stream on the Agri Affiliates website or bidding portal app (no sign-in required), or 3) On Facebook via the Agri Affiliates Facebook page.

More Details Online!

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