



SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

5,298.54± Acres, Dundy County, Nebraska

Bidding starts | Thursday, November 28, 2024, at 10:00 AM (MST)

Bidding closes | Thursday, December 5, 2024, at 2:00 PM (MST)

To register and bid go to: www.fncbid.com

Highlights:

- Offered in three tracts
- Quality grassland with four to five-wire fencing available for 2025 grazing
- Recreational opportunities and private fishing ponds on both Tract 2 and Tract 3
- House, barn, and log cabin residing on stunning landscape with stream and private pond

For additional information, please contact:

**Lori Harding, Agent | (308) 660-1861
LHarding@FarmersNational.com**

**Kaleb Huxoll, Agent | (308) 350-0039
KHuxoll@FarmersNational.com**

Property Information

Property Description:

This is a rare opportunity to own part of the breathtaking Rock Creek Ranch, located north of Parks, Nebraska, near Rock Creek State Recreational Area. Spanning 5,298.54+/- acres of rolling valent and loamy sand grassland, this property is a haven for wildlife and cattle alike, offering excellent hunting opportunities and high-quality ranch land with sturdy fencing. Each of the three tracts boasts rich wildlife, including white-tailed deer, mule deer, wild turkeys, and antelope, making it a hunter's paradise. The nearby Rock Creek State Recreational Area also offers prime fishing for rainbow trout, bass, crappie, bluegill, perch, and catfish. Don't miss this exceptional opportunity to bid on a piece of Nebraska's natural beauty. This auction offers a unique chance to acquire prime ranch land and recreational property at Rock Creek Ranch.

Directions to Property:

From Highway 34, turn right onto Avenue 328 toward Parks Via County Road and continue for 0.9 miles. Next, turn left onto Ewing Street and proceed for 0.3 miles. Then, make a right turn onto Main Street and go for 525 feet. Afterward, turn left onto Phelan Street and continue for 0.2 miles. Following this, turn right onto Avenue 327 and travel for 2.6 miles. Finally, turn left onto Rock Creek Road and continue for approximately 3.5 miles.

Improvements:

Ranch House, Log Cabin, Livestock Barn and Corrals, Livestock tanks

Tract 1

Property Description:

Tract 1 spans approximately 2,511.5+/- acres north of the Rock Creek fish hatchery, featuring expansive, quality pastureland with tanks connected through an underground piping system. This tract also includes a private, fenced-off pond with a durable dock in excellent condition, perfect for fishing and recreation. The rolling landscape, highlighted by limestone cliffs, creates a picturesque setting for wildlife and livestock. Over a dozen tanks provide water to this tract supplied by a well on Tract 3. A maintenance and water easement will ensure continuous access. Easements are currently in place granting the Upper Republican NRD access to state owned underground waterline running north to south through property.

Legal Description:

Tract 1 North - 2,511.5 +/- Subject to Survey

- Parcel ID 290030269, Tax Lot 2-E1/2NW-SW 24-2-40 Subject to Survey North portion (161.5 Acres)

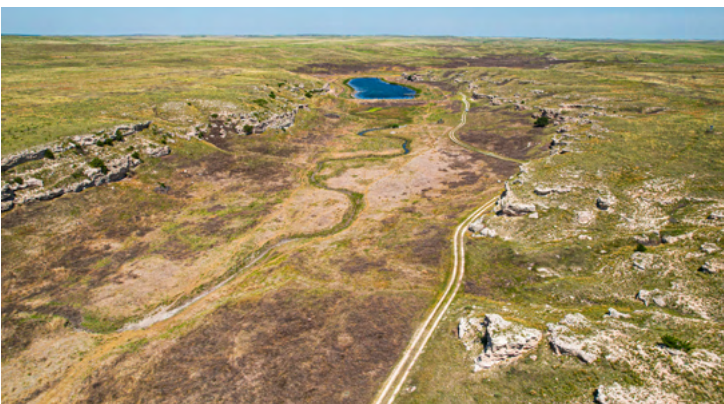
- Parcel ID 290020759, E1/2 10-2-40, 320 Acres
- Parcel ID 290029791, S1/2 NW1/4 and SW ¼ 11-2-40, 240 Acres
- Parcel ID 290029805, S1/2 NE ¼ and SE ¼ 11-2-40, 240 Acres
- Parcel ID 290029821, SW 12-2-40, 160 Acres
- Parcel ID 290029902, NE1/4 and E1/2NW1/4, 15-2-40, 240 Acres
- Parcel ID 290029872, NW1/4 14-2-40, 160 Acres
- Parcel ID 290029856, NE1/4 and E1/2 SE1/4 14-2-40, 240 Acres
- Parcel ID 290029848, All 13-2-40, 640 Acres
- Parcel ID 290026245, W1/2 W1/2 18-2-39 110 Acres

Farm Data:

Non-crop	<u>2,511.50 acres</u>
Total	2,511.50 acres

Taxes:

- \$12,092.24 (Estimated)



Tract 2

Property Description:

Tract 2 encompasses approximately 2,717.04 +/- acres of stunning pastureland, characterized by lush grass and beautiful rolling hills. The land is divided into two large pastures with quality four to five-wire fencing. This portion of Rock Creek Ranch contains over 15 tanks, all fed through the underground pipeline, with water sourced from the well on Tract 3. A maintenance and water easement will ensure ongoing water availability.

Legal Description:

Tract 2 South - 2,717.04 +/- Subject to Survey

- Parcel ID 290030269, Tax Lot 2-E1/2NW-SW 24-2-40 Subject to Survey South Portion (161.5 Acres)
- Parcel ID 290030196, E1/2 26-2-40, 320 Acres
- Parcel ID 290026660, Pt NE1/4, NW1/4, SW1/4, SE1/4 25-2-40, west of fence for homestead property
- Parcel ID 290030471, All 36-2-40, 649.04 Acres
- Parcel ID 290026652, Pt. NE ¼, W1/2, Pt. SE ¼ 31-2-39, West of Road and North of Fence, Subject to Survey
- Parcel ID 290025028, Pt. NE1/4, E ½ NW ¼, Tax Lot

4, E1/2 SE1/4,NW1/2 SE ¼ 6-1-39, West of Fence in NW1/4, Subject to Survey

- Parcel ID 290028558, N1/2 NE1/4, SW1/4 NE1/4, NW1/4, N1/2 SW1/4, NW1/4 SE1/4 1-1-40, 400 Acres
- Parcel ID 290030153, S1/2 NE1/4, W1/2 SE1/4 22-2-40, 160 Acres
- Parcel ID 290030110, S1/2 NW1/4, E1/2 SW1/4 23-2-40, 160 Acres
- Parcel ID 290030102, SE1/4 23-2-40, 160 Acres

Farm Data:

Non-crop	<u>2,717.04 acres</u>
Total	2,717.04 acres

Taxes:

- \$18,533.52 (Estimated)



Tract 3

Property Description:

Situated near Rock Creek State Recreational Area, Tract 3 features a 1,205 square-foot brick ranch-style home. Though in need of repairs, this two-bedroom, one-bath home includes a large kitchen and a basement, offering great potential. A large barn and durable corrals are also on-site for livestock, while a stream originating from the fish hatchery winds through the eastern section of the tract. North of the main house is a charming 1,624 square-foot log cabin, offering two bedrooms, two lofts, a full bath, and a lovely kitchen. Outside, enjoy a peaceful pond stocked with a variety of fish, ideal for private fishing. The well that feeds the pipelines for Tracts 1 and 2 is located near the cabin. A maintenance and usage easement will maintain water supply to both tracts. Ranch house, log cabin and barn are selling as-is. The ranch house experienced interior flooding and requires repairs, while the log cabin has a broken window and some logs in need of repair. Property and Lead Based Paint Disclosures for the house and cabin are available upon request.

Legal Description:

Tract 3 - 70+/- Acres, Subject to Survey

- Parcel ID 290026660, PT. NE-NW-S1/2 25-2-40 East and south of fence, west of road, Subject to Survey
- Parcel ID 290030226, Pt. S1/2 30-2-39 (West of Road) Subject to Survey
- Parcel ID 290026652, Pt. NE ¼, W1/2, Pt. SE ¼ 31-2-39, West of Road and North of fence in NW corner (Fence south of East/West windbreak), Subject to Survey

Farm Data:

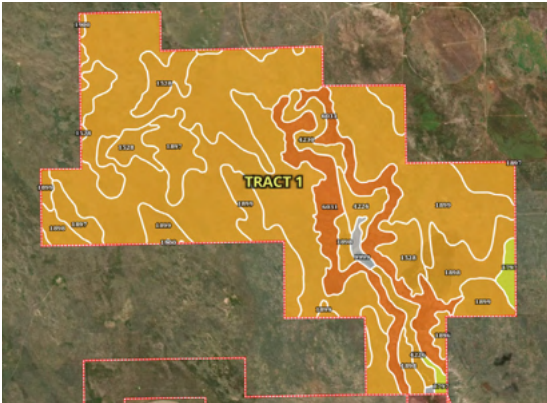
Non-crop	<u>70.00 acres</u>
Total	70.00 acres

Taxes:

- \$1,037.23 (Estimated)

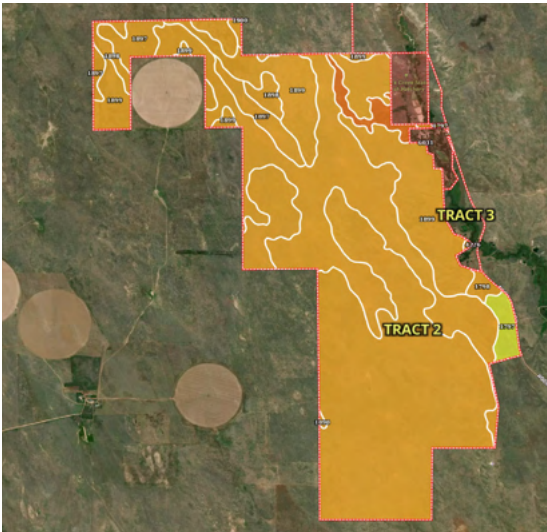


Tract 1 Soil Map



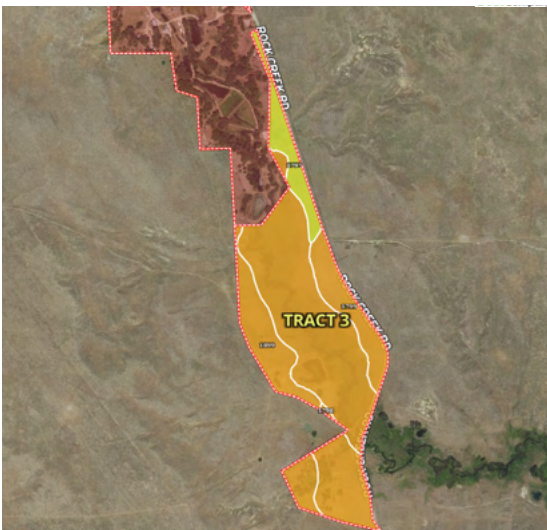
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1899	Valent sand, rolling	983.64	38.5	0	10	6e
1898	Valent sand, 3 to 9 percent slopes	813.67	31.85	0	10	6e
6031	Tassel-Ashollow-Rock outcrop complex, 9 to 60 percent slopes	303.47	11.88	0	6	7s
1528	Blanche loamy sand, 3 to 6 percent slopes	142.69	5.58	0	30	6e
1897	Valent sand, 0 to 3 percent slopes	107.08	4.19	0	10	6e
4226	Bolent-Almeria complex, channeled, frequently flooded	72.96	2.86	0	11	6w
1797	Sarben loamy sand, 3 to 6 percent slopes	52.82	2.07	0	32	4e
4230	Calamus coarse sand, rarely flooded	43.19	1.69	0	28	6s
9999	Water	15.07	0.59	0	-	-
1896	Valent loamy sand, 3 to 9 percent slopes	13.24	0.52	0	19	6e
1900	Valent sand, rolling and hilly	7.07	0.28	0	7	6e
TOTALS		2554.9(*)	100%	-	11.41	6.08

Tract 2 Soil Map



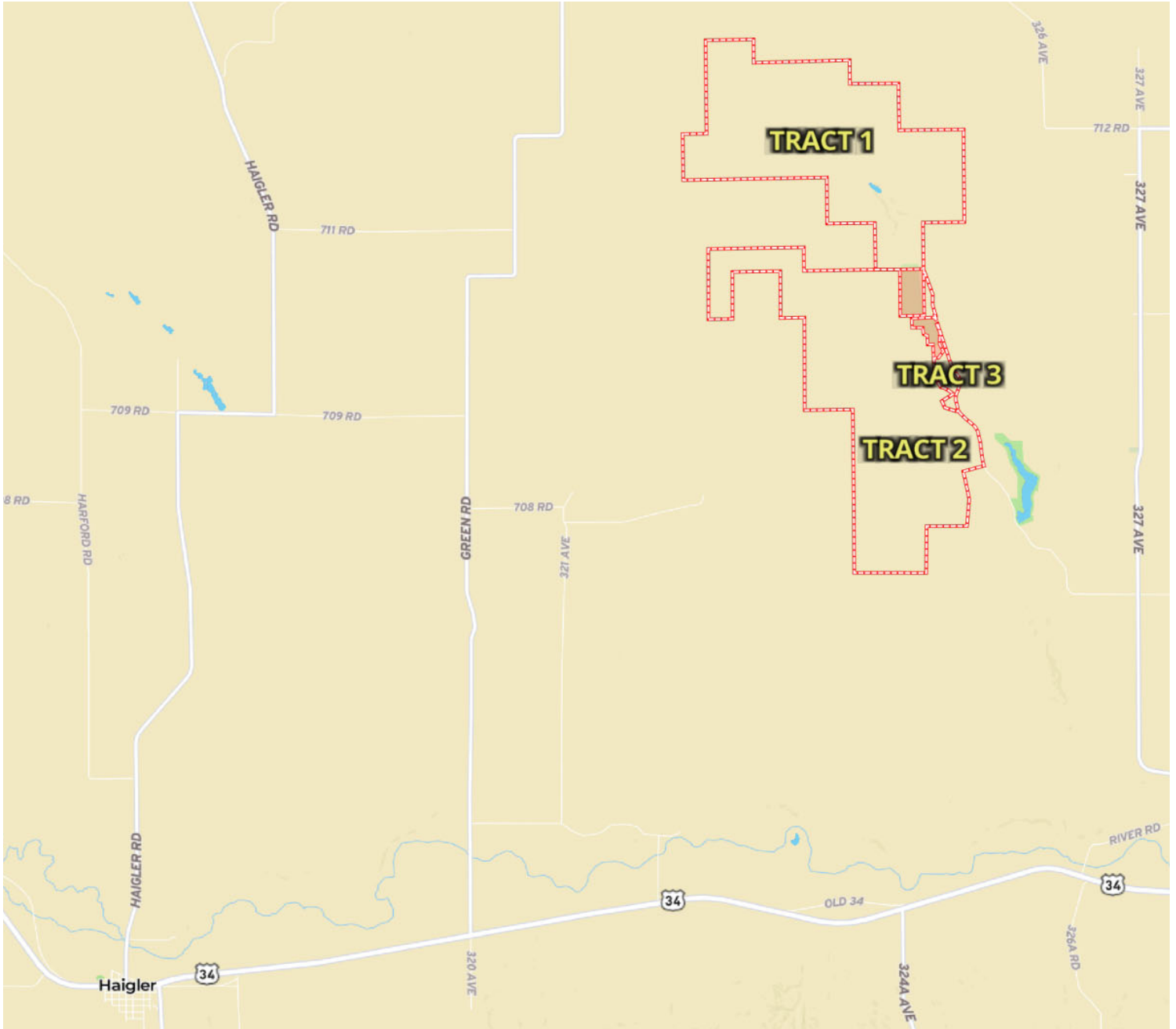
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1899	Valent sand, rolling	1674.32	60.63	0	10	6e
1898	Valent sand, 3 to 9 percent slopes	817.5	29.6	0	10	6e
1897	Valent sand, 0 to 3 percent slopes	126.18	4.57	0	10	6e
6031	Tassel-Ashollow-Rock outcrop complex, 9 to 60 percent slopes	48.42	1.75	0	6	7s
1797	Sarben loamy sand, 3 to 6 percent slopes	45.3	1.64	0	32	4e
1900	Valent sand, rolling and hilly	27.2	0.99	0	7	6e
1798	Sarben loamy sand, 6 to 9 percent slopes	20.45	0.74	0	32	6e
4226	Bolent-Almeria complex, channeled, frequently flooded	2.04	0.07	0	11	6w
TOTALS		2761.41(*)	100%	-	10.42	5.98

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4226	Bolent-Almeria complex, channeled, frequently flooded	32.66	48.46	0	11	6w
1899	Valent sand, rolling	12.19	18.09	0	10	6e
1798	Sarben loamy sand, 6 to 9 percent slopes	8.99	13.34	0	32	6e
1799	Sarben loamy sand, 9 to 30 percent slopes	7.7	11.42	0	23	6e
1797	Sarben loamy sand, 3 to 6 percent slopes	5.86	8.69	0	32	4e
TOTALS		67.4(*)	100%	-	16.82	5.83

Property Location Map



Property Photos



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2024, payable in 2025, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on January 6, 2025, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by McCook Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCook Abstract the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about January 6, 2025, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of McCook Abstract.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement starting Thursday, November 28, 2024, at 10:00 AM (MST) until Thursday, December 5, 2024, at 2:00 PM (MST), subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending on either tract will automatically extend the auction five minutes from the time the bid is placed on both tracts. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Additional Comments: Tracts 1 and 2 will be sold by the acre with bidding increments per acre. The final purchase price will be adjusted based on the surveyed acres. Tract 3 will be sold as a single unit, estimated at 70+/- acres. The final purchase price for Tract 3 will not be adjusted based on the surveyed acres.

Seller: Courtney S Williams

Online Bidding Procedure: This online auction begins on Thursday, November 28, 2024, at 10:00 AM (MST). Bidding closes on Thursday, December 5, 2024, at 2:00 PM (MST).

To register and bid on this auction go to: www.FNCBid.com

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.