

# Chester & Norine Stewart Estate Ranch & Equipment Auction

LINCOLN COUNTY, NEBRASKA

Thursday, September 28, 2023 at 1:30pm CT  
Lincoln County Fairgrounds | 5015 Rodeo Rd, North Platte, NE

LIVE  
Auction



**3,034±**  
Total Acres

Offered as:  
3 Parcels  
1 Combo - 1 Unit

84.8± ac Pivot Irr.  
2,949.8± ac Pasture  
Improvement Site

reckagri.com | Office: 970.522.7770 | Toll Free: 800.748.2589



## For More Information, Contact:

Marc Reck, Broker  
marcreck@reckagri.com

Ben Gardiner, Salesperson  
bgardiner@reckagri.com

# Land Auction Terms & Conditions

**AUCTION PROCEDURE:** The "CHESTER & NORINE STEWART ESTATE RANCH & EQUIPMENT AUCTION" is a land auction with RESERVE. The Stewart property to be offered as a "MULTI PARCEL" Auction in 3 Parcels, 1 Combo, and as a Single Unit, and will be offered in the sale order as stated. Bids will be taken for total purchase price not price per acre. Bidding increments are at the discretion of the Broker.

**TERMS:** Upon the conclusion of the auction, the highest bidder(s) will enter into a purchase agreement for the amount of the bid, 15% of the purchase price is due as earnest money and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

**CLOSING:** Closing is on or before October 27, 2023 and to be conducted by Title Services of the Plains. Closing service fee to be split 50-50 between Seller and Buyer(s).

**TITLE:** Seller to pass title by General Warranty Deed. Title Insurance to be used as evidence of marketable title, and cost of the premium to be split 50-50 between Seller and Buyer(s). Title commitments are available for review within the Due Diligence Packet.

**POSSESSION:** Possession of property upon closing.

**PROPERTY CONDITION:** Prospective Buyer(s) should verify all information contained herein. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions and the property is being sold AS IS-WHERE IS, without warranty, representation or recourse to Seller.

**WATER RIGHTS & EQUIPMENT:** Seller to convey all water rights, water wells, well permits, certified acres, and equipment appurtenant to the property whether for irrigation, domestic or livestock use. All wells are subject to the rules, regulations, and limitations of the Nebraska Department of Natural Resources and the Twin Platte Natural Resource District. Water rights are being sold AS-IS-WHERE-IS without warranty or guarantee of any water right matters, pumping rates or adequacy of livestock/ domestic/irrigation wells.

**REAL ESTATE TAXES:** 2023 Real Estate Taxes due in 2024 to be paid by Seller, at closing. The taxes paid by Seller at closing will be based on the previous year's taxes and are considered final payment.

**LEGAL DESCRIPTION:** Legal descriptions are subject to existing fence/field boundaries or land-use trades, if any.

**MINERALS:** Seller to convey all their OWNED mineral rights to Buyer(s).

**ACREAGES:** All stated acreages are approximate and are obtained from the FSA office and/or county tax records. No warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage.

**BIDDER REQUIREMENTS:** To register to bid, Buyer(s), prior to the auction, must review and accept the Due Diligence Packet with the full auction terms and conditions, property descriptions, pertinent information, title commitments, and sample contracts. Due Diligence Packet may be obtained by visiting auction property page at [reckagri.com](http://reckagri.com), or by calling Reck Agri Realty & Auction. Bidding via cell phone, internet, and/or bidding on someone's behalf, must be approved by Reck Agri Realty & Auction 24 hours prior to auction.

**ANNOUNCEMENTS:** The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. The location maps are not intended as a survey and are for general location purposes only. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent. Reck Agri Realty & Auction does not offer broker participation for the "CHESTER & NORINE STEWART ESTATE RANCH & EQUIPMENT AUCTION". Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder. Bidding increments are at the discretion of the Broker.

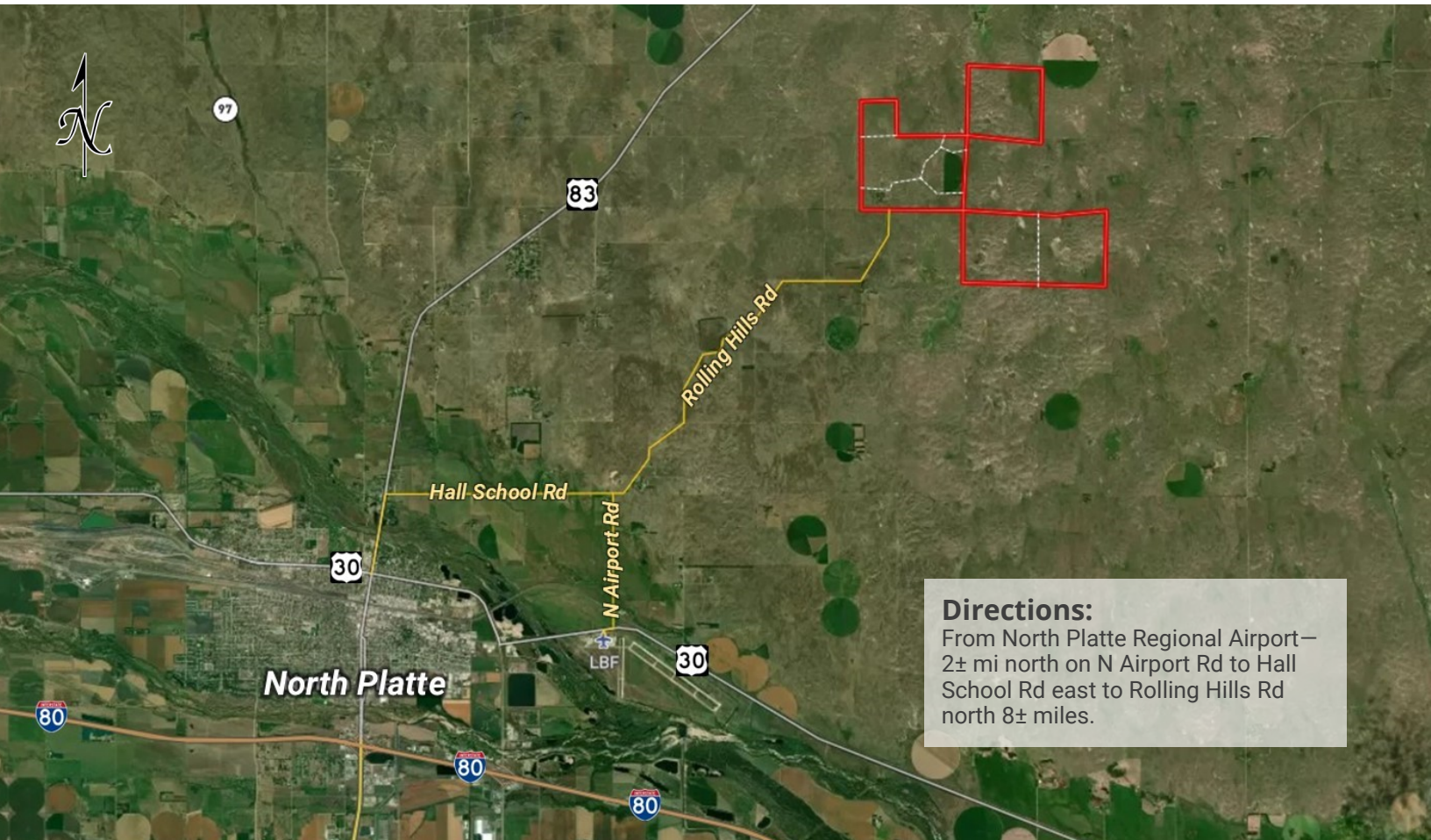
**FARM EQUIPMENT:** The equipment used to operate the ranch by Seller to be sold virtually after the land auction. See the descriptions, pictures, and terms of the equipment being sold within this brochure.

***Announcements made by Reck Agri Realty & Auction at the time of the auction will take precedence over any previously printed material or other oral statements.***





# Location Map - Description - Photos



## Directions:

From North Platte Regional Airport – 2± mi north on N Airport Rd to Hall School Rd east to Rolling Hills Rd north 8± miles.



After being in their family for over 104 years, the Chester & Norine Stewart Family is selling their ranch located 12± miles northeast of North Platte, NE in Lincoln County. Not only will the sandhill ranch with pivot irrigation be offered for sale at auction, but also the equipment used to operate the ranch. This multi-parcel auction provides the opportunity to purchase parcels of various sizes or the single unit to add to your current operation or have as a standalone unit. Once sold, this opportunity to purchase may not be available for generations.

**Total Deeded Acres:** 3,034.6± | 2,949.8± ac pasture - 84.8± pivot irr.





# Aerial Map & Parcel Descriptions

## Parcel #1A

1,120.0± total ac - 1,035.2± ac pasture, 84.8± ac pivot irrigated; Perimeter fenced - cross fenced into 4 pastures; sub well @ improvement site, 3 solar wells w/tanks

**Legal Description:** E½ of 34, SE¼ of 27, & All of 35, T15N, R29W

**Improvement Site:** Corrals, 2 - uninhabitable homes, 50' x 120' slant wall metal machine shed w/cement floor

**NE Well Reg:** G - 042673 - 171.34 Twin Platte NRD certified irrigated acres

**Irrigation Equipment:** 12 tower Gifford Hill pivot, 6068 JD diesel irrigation motor, Amarillo gearhead, generator & 2,000 gallon fuel tank

**FSA Base:** 84.5 ac wheat base w/ 48 bu PLC yield; 180 ac corn base, w/ 119 bu PLC yield

**R/E Taxes:** \$17,023.54



## Parcel #1B

640.0± ac pasture - Perimeter fenced; 1 solar well & windmill w/tanks

**Legal Description:** All of 25, T15N, R29W

**R/E Taxes:** \$6,017.82



## > Combo #1 (#1A & #1B)

1,760.0± total ac - 1,675.2 ± ac pasture, 84.8± ac pivot irrigated Improvement site; 5 pastures; Sub well, 4 solar wells w/tanks, 1 windmill w/tank; Irrigation well, pivot, diesel irrigation motor, gearhead, generator, & fuel tank

**R/E Taxes:** \$23,041.36

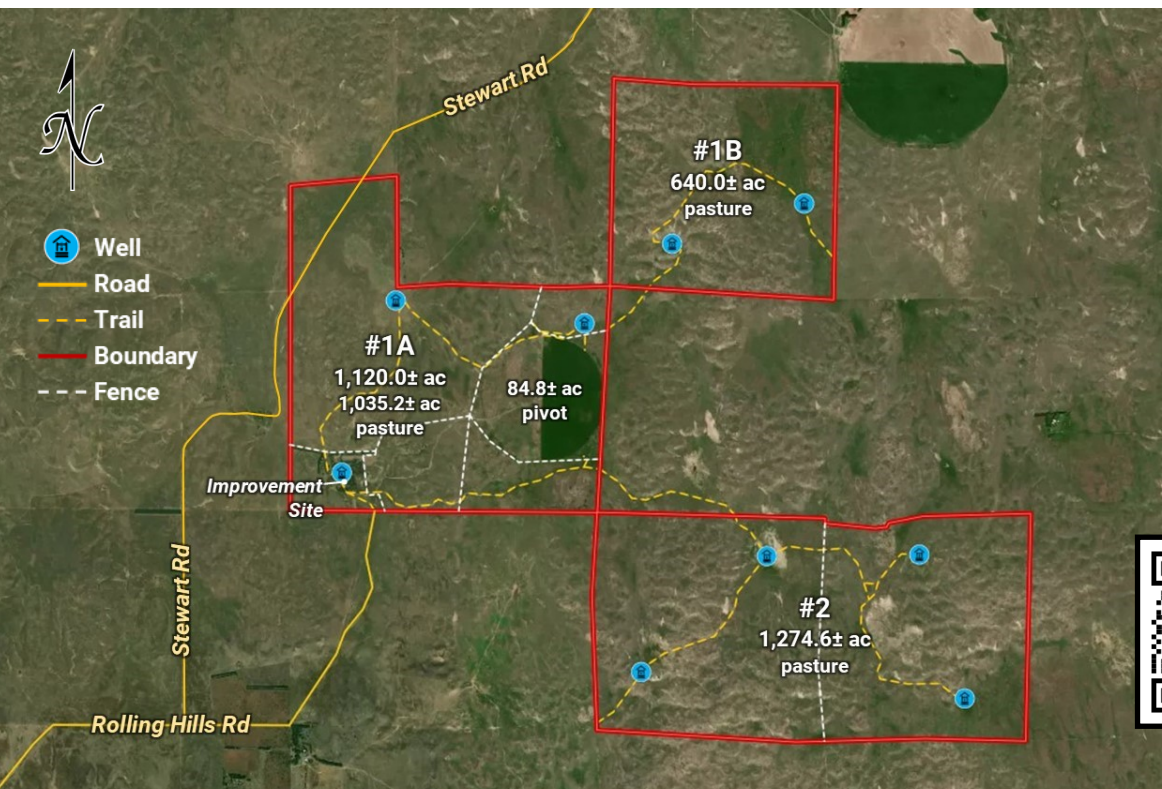


## Parcel #2

1,274.6± ac pasture - Perimeter fenced; cross fenced into 2 pastures; 4 windmills w/tanks

**Legal Description:** All of 1, T14N, R29W, All of 6, T14N, R28W

**R/E Taxes:** \$11,804.86



## >> Single Unit

(#1A, #1B, & #2)

3,034.6± total ac - 2,949.8± ac pasture, 84.8± ac pivot irrigated. Improvement site; 7 pastures; sub well, 4 solar wells w/tanks, 5 windmills w/tanks; Irrigation well w/pivot, diesel irrigation motor, gearhead, generator, & fuel tank

**R/E Taxes:** \$34,846.22

Contact us to request a **Due Diligence Packet** with more detailed information.



SCAN QR WITH YOUR PHONE CAMERA

View more details, photos, an interactive map and more!



# Equipment Terms - List - Photos

## ABSOLUTE EQUIPMENT AUCTION

Equipment to be offered for sale virtually via internet by photo and equipment description day of auction at the Lincoln County Fairgrounds, 5015 Rodeo Road, North Platte, NE. Equipment to be sold after the completion of the Stewart Ranch Auction. Estimated time to begin will be 2:45pm CT. Live On-Site Bidding Plus Pre-Auction and Live Simulcast Bidding, Phone and Absentee Bidding.

Equipment preview after September 25, 2023 @ the Lincoln County Fairgrounds, 5015 Rodeo Road, North Platte, NE.

### For questions regarding the equipment contact:

Glenn Stewart – 785-877-6450

Dale Stewart – 308-340-3443

To register to bid, further descriptions and photos, go to [reckagri.bidwrangler.com](http://reckagri.bidwrangler.com)

Year	Make	Model	Description
2015	New Holland	T6. 165	w/ 845 TC loader w/ bucket/grapple fork & bale spear 3 pt, 3 sets hydraulics, 120 HP draw-bar, Front Wheel Assist, DEP, Cab w/AC/Heat; 1,698 hrs
	Massey Ferguson	180	Diesel tractor, no cab, w/ 3pt, hydraulics, PTO
1969	John Deere	4010	Diesel tractor no cab, 3 pt, 2 hydraulics, PTO
	Oliver	1800	Diesel tractor, 3 pt, 2 hydraulics
	Ford	5610	Diesel Tractor 50 HP, No 3 pt or PTO, 2 hydraulics
	Vermeer	MC 4500	Pull type rotary swather, 16' w/ steel crimper; VIN: IVRV301B2HE001016
	New Holland	BR7090	Round Baler, 15,000± bales
	New Holland	Hayliner 273	Small bale baler, twine tie
2021	Vermeer	VR1224	12 wheel rake; VIN: IVRA231FPMM017510
	Kingsman		Single round bale mover, 7 bales
			6 Bale single row round bale mover
	Vermeer	BP7000	Round bale feeder; SN: IVR151F631001025
	John Deere		12' Disc pull type drill w/ alfalfa seeder, 7" spacing, hydraulic lift
	Belshe		20' Flat-bed gooseneck trailer w/ 5' dove tail, w/ dual tire tandem axles; VIN: 165JF02025N1022977
			3 pt Gopher machine
	Cammond		12' box scraper w/ hydraulic lift
	Massey Ferguson	300	Gas combine w/cab and 3 row cornhead, doesn't run - sold in place *Pick up at ranch
2020	Polaris Ranger	1000	Side-by-side, front & back window; 1,650 miles
2005	Ford	F150	3/4 ton XLT pickup 4WD, long box, gas, single cab, automatic; 153,000 miles
2012	Denali		34' Pull RV trailer; awning, 2 slide outs, 1 bdrm/1 bath; AC
1998	Pace Arrow		34' Motor home; 1 bdrm/1 bath, 1 slide, gas, automatic transmission, AC, awning, generator



2015 New Holland T6 165 + 845 TC Loader



Vermeer MC 4500 Rotary Swather



2012 34' Denali RV Trailer

All equipment is being sold As Is-Where Is. All sales final. No warranties or guarantees expressed or implied. Announcements made the day of sale take precedence over prior printed material and/or oral statements. Cash or Good Check; No Credit Cards. No items are to be removed until paid for.



## Reck Means Results

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.



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3,034± acres northeast of North Platte, NE to be sold at LIVE auction. Rolling sandhill grass and irrigated pivot right in the heart of cattle country.

