

# Butler County No-Reserve
# LAND AUCTION

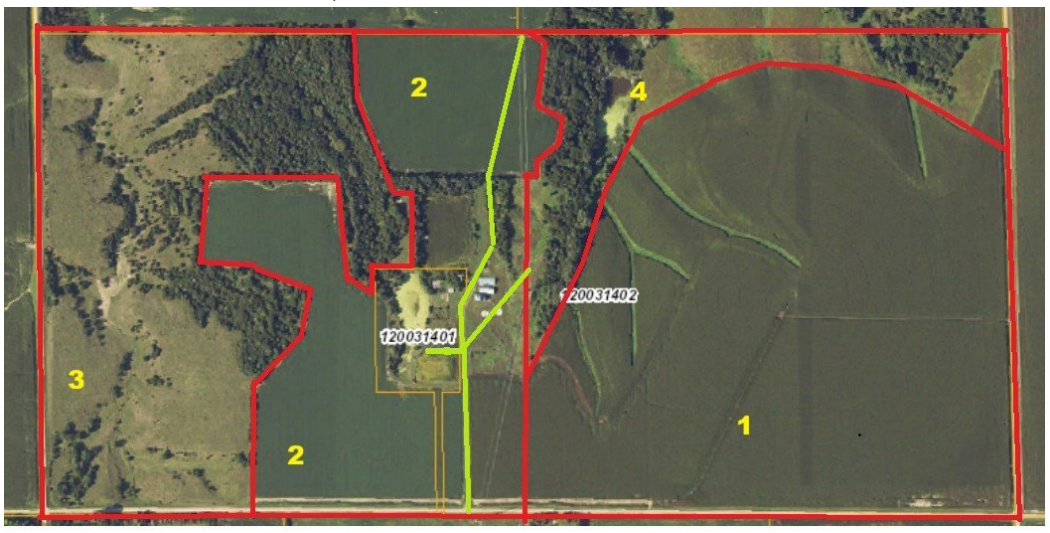
## Selling 350 Acres offered in (6) Tracts

## WEDNESDAY, NOVEMBER 4, 2026 • 9:00 A.M.

## REG'S 7 MILE STEAK HOUSE, HIGHWAY 81/64 JUNCTION 41 ROAD, COLUMBUS, NE 68601

**LAND DIRECTIONS:** Located Southwest of Bellwood, Nebraska East of the Intersection of "38 & G" AND West of the Intersection of "37 & G" Roads.

**FSA INFORMATION (SHARED WITH TRACTS 1, 2, 5, AND 6):** Corn Base 168.4 Base acres with a 172 Bushel Yield. Grain Sorghum 64.10 Base Acres with a 85 Bushel Yield. Soybeans: 3.50 Base Acres with a 37 Bushel Yield. FSA office will designate acres to respective tracts once a sale is completed.







### TRACT 1

**LEGAL DESCRIPTION:** Part of the South Half of Section 12-15-1, Butler County, Nebraska, Containing approximately 127.4 Acres.

**IRRIGATION WELL INFORMATION AND IRRIGATION EQUIPMENT:** Well ID# G-019580, 292ft deep, 172 ft Pumping level, 1100 GPM Rate. There is a 2014 Reinke 9 Tower Center Pivot with 100 HP electric power unit that sells with the property.

**PROPERTY DESCRIPTION:** This irrigated Tract sells with a Reinke 9 Tower Pivot and an electric power unit. The majority of the tract consists of Class 1-2 soils.

### TRACT 2

**LEGAL DESCRIPTION:** Part of the South Half of Section 12-15-1, Butler County, NE, Containing approximately 67.68 Acres.

**IRRIGATION WELL INFORMATION AND IRRIGATION EQUIPMENT:** Well ID# G-033804, 300ft deep, 200 ft Pumping level, 1200 GPM Rate. A Ford 6.8 Liter V-10 Power Unit along with 1500ft of gated Irrigation Pipe and Pipe Trailer sells with the property.

**PROPERTY DESCRIPTION:** This gravity irrigated tract is generally level. It sells with a Ford 6.8 Liter power unit. The majority of the tract consists of Class 1-2 soils. "Yellow map line depicts the location of the access easement."

### TRACT 3

**LEGAL DESCRIPTION:** Part of the South Half of Section 12-15-1, Butler County, Nebraska, Containing approximately 84.6 Acres.

**PROPERTY DESCRIPTION:** This tract consists of rangeland, grasses, and timber which not only offers pasture land but excellent hunting and recreational advantages as well.

### TRACT 4

**LEGAL DESCRIPTION:** Part of the South Half of Section 12-15-1, Butler County, Nebraska, Containing approximately 33.67 Acres.

**PROPERTY DESCRIPTION:** This tract consists of rangeland, grasses, small pond, timber, and habitat excellent for Hunting. There is an area on the east edge of the tract that offers the potential of a building or acreage site.

### TRACT 5

**LEGAL DESCRIPTION:** Legal Description: Part of the North Half of the Northwest Quarter of Section 7-15-2, Butler Co., NE, containing approximately 24.22 acres more or less.

**PROPERTY DESCRIPTION:** This non-irrigated tract consists of Class 2-3 soils with some areas of habitat. There are 2 access easements on the northern and southern borders of the property. "Yellow map line depicts the location of the access easement."

### TRACT 6

**LEGAL DESCRIPTION:** Part of the North Half of the Northwest Quarter of Section 7-15-2, Butler County, NE, containing approximately 15.42 acres more or less.

**PROPERTY DESCRIPTION:** This non-irrigated tract consists of Class 2-3 soils. There is an access easement on the northern border of the property. "Yellow map line depicts the location of the access easement."

### AUCTIONEER'S NOTE

**In order to settle the estate of the late Loran and Irene Schmit, we will be offering their Land at Public Auction. The farm has been owned by the Schmit Family for 132 years and has been maintained under normal farming practices.**

**TAXES:** The taxes for Tracts 1-4 combined are $12,033.82. **TAXES ESTIMATED PER TRACT ONCE SURVEY IS COMPLETED**. The taxes for tracts 5-6 combined are $1,555.24.

**POSSESSION ON ALL TRACTS:** Possession given at closing subject to tenant's rights through March 1, 2027. Full possession for the 2027 Farm Season.

**INSPECTION:** To inspect the property, contact Russ Moravec at 402-367-8218

**TERMS:** 10% down (per Tract) day of sale. The balance to be paid on or before December 10, 2026. Title Insurance and escrow fees will be split equally between the buyer and the seller. The 2026 and all prior taxes to be paid by the Seller with the Buyer being responsible for all subsequent taxes. All Buyers are reminded that this is a cash sale. Any financing needs to be arranged prior to bidding. The real property sells in as-is condition, no warranties expressed or implied. Acreage figures and data are gathered from sources deemed reliable but are not guaranteed by the Broker or the seller. Buyers are urged to make inspections and rely on their own conclusions. Any allotments of acreages and/or taxes will be at the discretion of the representatives of their respective offices. All announcements made sale day will take precedence. Moravec Auction Co. represents the seller in this transaction.

## LORAN SCHMIT FAMILY TRUST, OWNER

## STEVE SCHMIT, TRUSTEE 402-367-7964

## RYAN TESSENDORF, ATTORNEY FOR THE TRUST 402-564-8555

MORAVEC AUCTION CO.

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NEBRASKA AUCTIONEERS ASSOCIATION