

Seward County LAND AUCTION

*Selling 160 Acre Pivot Irrigated Farm Land
and 40 Acre Non-irrigated Farm in Two Tracts*

MONDAY, NOVEMBER 9, 2026 • 9:00 A.M.

**SEWARD COUNTY FAIRGROUNDS "HARVEST HALL"
1625 FAIRGROUNDS CIRCLE, SEWARD, NEBRASKA**

TRACT 1

LEGAL DESCRIPTION: The NE 1/4 of Section 31-11-2, Seward County, Nebraska, containing 160 Deeded Acres more or less.

LOCATION: Located 1/2 mile southwest of Tamora, NE at 378 and Alvo Road.

PROPERTY DESCRIPTION: This is a level Tract of Land consisting predominantly of Class 1-2 Hastings Soils with an Irrigation well, 75 hp Electric Power Unit, and a 2022 Zimmatic 9500 7 Tower Center Pivot.

FSA INFORMATION: FSA indicates there are 156.37 Cropland Acres: Corn Base 124.7 Acres with a 149 Bu PLC Yield Soybean Base 2.5 Acres with a 90 Bu PLC Yield Grain Sorghum 28 Acres with 99 Bu PLC Yield

IRRIGATION WELL INFORMATION AND IRRIGATION EQUIPMENT: Well ID# G-005299, 172ft deep, 105 ft Pumping level, 1000 GPM Rate. 2022 Zimmatic Model 9500 7 Tower Center Pivot 75HP electric power unit

TAXES: 2025 taxes were \$6398.32

TRACT 2

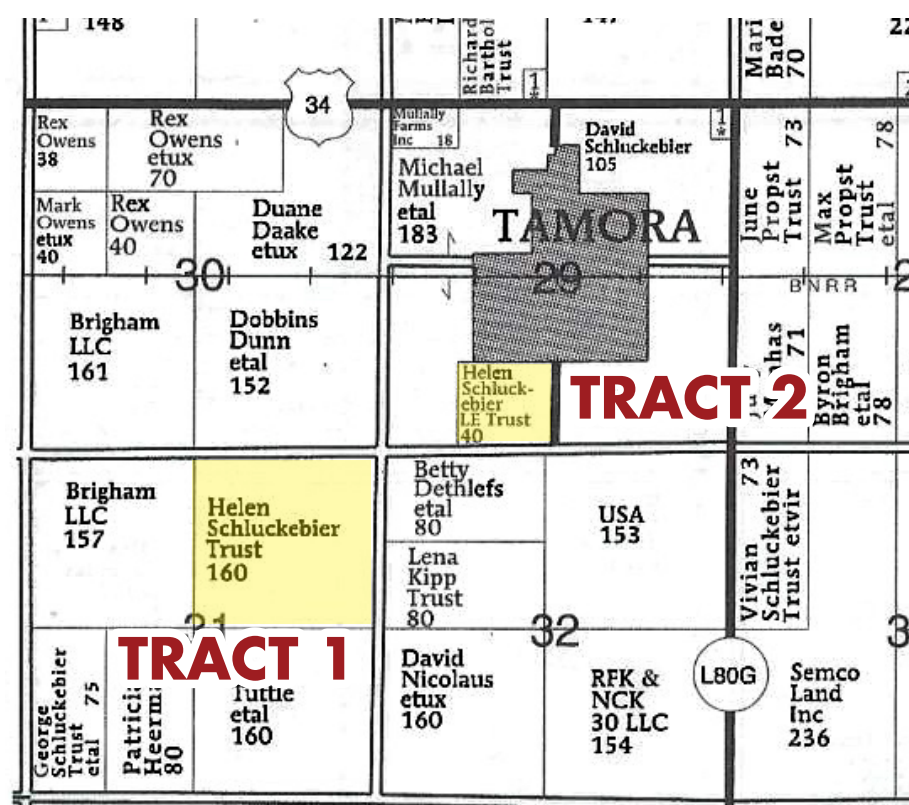
LEGAL DESCRIPTION: The SE 1/4 of the Southwest 1/4 of Section 29-11-2, Seward County, Nebraska, containing 40 Deeded Acres more or less.

LOCATION: Located immediately south of Tamora, NE at 371 and Alvo Road.

PROPERTY DESCRIPTION: This is a level Tract of Land that is Non-Irrigated consisting of Fillmore and Butler Soils.

FSA INFORMATION: FSA indicates there are 36.3 Cropland Acres: Corn Base 29.3 Acres with a 149 Bu PLC yield Grain Sorghum 6.6 Acres with a 90 Bu PLC Yield Soybeans .4 Acres with a 49 Bu PLC Yield

TAXES: 2025 taxes were \$1774.40



AUCTIONEER'S NOTE

We will be selling the Land belonging to late Ralph and Helen Schluckebier at public Auction. Please note that this is one of the Top Farms in Seward County that our company has ever had the privilege to sell. The Farm has been well maintained and possess good soils.

POSSESSION: Possession to be given at closing.

INSPECTION: To inspect the properties, contact Russ Moravec at 402-367-8218. Please view our website at www.moravecauctions.net for photos, drone footage, and soil maps of the property. The Real Property, the Irrigation Well, and the Irrigation Equipment sells in as-is condition, no warranties are expressed or implied.

TERMS: 10% down day of sale with the signing of a purchase agreement. The balance to be paid on or before January 12, 2027. Title insurance and escrow fees will be split equally between the buyer and the seller. The 2026 Real Estate Taxes will 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 property sells in as-is condition, no warranties are expressed or implied. Acreage figures and data are gathered from sources deemed reliable but are not guaranteed by the Broker or Seller. Buyers are urged to make inspections and rely on their own conclusions. Auction procedure and bidding are at the discretion of the auctioneer. All announcements made sale day will take precedence. Moravec Auction Co. LLC represents the seller in this transaction.

HEIRS OF THE LATE RALPH AND HELEN SCHLUCKEBIER, OWNER



MORAVEC
AUCTION CO.

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