

# BRUCE R. BROCK REAL ESTATE, L.L.C.

# BROCK AUCTION COMPANY, INC.

"The Land Marketing Professionals for Over 100 Years"  
Is Offering

## 166 Acres M/L of Good Farmland in (Offered in 2 Tracts) Cedar County, Nebraska Section 15 & 16, Township 28 N, Range 2 E, Cedar County, NE (Per Original Government Survey)



**ONLINE BIDDING AND LIVE PUBLIC AUCTION**  
Online Bidding @ [BrockAuction.com](http://BrockAuction.com) & Click on HiBid

**Friday, April 14th, 2023 @ 10:00 AM**

Sale to be held at Randolph Community Golf Course - 209 W Walden St. Randolph, NE 98771

**METHOD OF SALE:** The property will be sold with the high bidder having their choice of Tract 1 or Tract 2 or both tracts. In the event both tracts are taken the sale is over. In the event only 1 of the tracts are taken, the remaining tract will be offered. The tracts will not be combined and offered as 1 unit.

**Tract 1 - 111.83 Acres M/L**  
**Tract 2 - 55 Acres M/L**

**LAND LOCATION:** **From Belden:** Go 1/2 a mile East on Highway 20, then go 1/2 a mile South on Highway 57. **From Laurel:** Go 6 miles West on Highway 20, then go 1/2 a mile South on Highway 57. **From Randolph:** Go 9 miles East on Highway 20, then go 1/2 a mile South on Highway 57.

**GENERAL DESCRIPTION:** Wow, what a nice offering of good quality Cedar County, Nebraska Farmland. The Helms Family is offering 2 tracts of land on the edge of Belden, Nebraska just a mile off Highway 20. The 2 gently rolling farms have been in the Helms Family for decades and have had excellent care by one of the area's good farm families who take good care of the land.

The land offers all the attributes you could ask for in the modern-day farming world. Efficiency seems to be the name of the game and this piece provides that. Marketing opportunities with lots of options is key to increasing those efficiencies. Strategically located on the edge of Belden right between Laurel and Randolph on Highway 20 offers easy access to their grain marketing facilities, as well as Jackson's Ethanol Operations, and Northeast Nebraska's vibrant livestock feeding industry. This should give you all the options you need to maximize your profits just minutes from whichever one you choose.

The Cedar County FSA Office shows **Tract I:** with 108.77 cropland Acres with a 108.77-acre corn base with a 157 bu. PLC Yield Index. The NRCS Office shows the main soil types to be Moody, Crofton-Nora, with smaller amounts of Nora, Hobbs, Moody and Alcester and an average weighted rating of 66.3.

**Tract II:** FSA figures are 54.03 cropland acres, with a 54.03-acre corn base with a 157 bu. PLC Yield Index. The NRCS office shows the main soil types to be Moody, with smaller amounts of Nora, Crofton-Nora, Aowa and an average weighted rating of 64.6.

In today's world of consolidation, it is becoming harder and harder to find nice tracts like these 2 that you can add to your portfolio. With all the uncertainties in the investment world going on, it seems like a great time to put a real hard asset to work for you that you can see, feel and walk on and no one can take away from you. If you have the fortitude and foresight like your forefathers and mothers did with history as your guide you too can enjoy the safety and pride that past generations have been able to. We hope you will give one or both of these nice farms strong consideration. Thanks, and best of luck to all.

Whether you want to buy or sell Agricultural property of any kind, **Brock Auction Co. Inc. & Bruce R. Brock Real Estate L.L.C.** "The Land Marketing Professionals for Over 100 Years" will be glad to sit down with you for a confidential, no obligation consultation. See for yourself why the professionals at Brock Auction Co. have sold 100's of millions of dollars worth of Real Estate for customers & clients just like you. **Put the Brock Team to work for you!**

If you would like more information on this property or any others we have, or if you are considering selling property, we have a nationwide network of investors and buyers looking for property of all kinds. Contact **Brock Auction Company, Inc.** or **Auction Realty of America** and we will be glad to help you.

**TERMS:** The purchaser(s) will be expected to pay 10% of the purchase price on the date of sale and sign a real estate contract agreeing to pay the balance on or before June 1st, 2023 upon delivery of clear & merchantable title. The property is being sold without buyer contingency of any kind, so have your financial arrangements secured prior to bidding. Ownership possession will be given upon final settlement. The land is leased for the 2023 crop year and the new buyer is to receive the last 1/2 of the cash rent. Taxes will be prorated to the date of final settlement. Descriptions and information are from sources deemed reliable, however, neither the sellers nor Bruce R. Brock Real Estate L.L.C. & Brock Auction Company Inc. are making any guarantees or warranties, actual or implied. Property sold "As-Is", so inspect to the extent deemed necessary and rely on your own judgment when bidding. Bruce R. Brock Real Estate L.L.C. & Brock Auction Company Inc. are representing the sellers' interest in this transaction. The sale is subject only to the owner's approval. All announcements made the day of the sale shall supersede any previously written or oral statements.



TRACT 1



TRACT 1



TRACT 2



TRACT 2

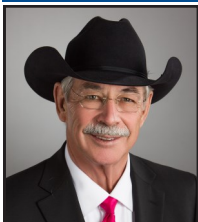
**FOR COMPLETE LISTING, PHOTOS & VIDEO SEE [WWW.BROCKAUCTION.COM](http://WWW.BROCKAUCTION.COM)**

TERMS: CASH

NOT RESPONSIBLE FOR ACCIDENTS

CLERK: BACI

**JAMES HELMS ESTATE - Owner**  
Robert B. Brock - Attorney



**BRUCE R. BROCK**  
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612-859-3794  
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