

THURSDAY • NOVEMBER 6<sup>th</sup>, 2025

1:00 PM (CST) | American Legion Post #213  
217 S Commercial Ave | Wallace, NE

# Blase Farm Auction



Bruce Dodson, AFM



Chase Dodson

LISTING AGENTS:

BRUCE DODSON, AFM

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CHASE DODSON

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D.J. Lunkwitz, Bonnie Downing, Don Walker, Mike Polk, Faith Correll,  
Mike Wilken

PROPERTY INFO

|                    |  |  |
|--------------------|--|--|
| LEGAL DESCRIPTION: | COMBO:   | Pt. N½ Section 23, Township 11 North, Range 34 West of the 6th P.M in Lincoln County, NE.  |
|                    | PARCEL 1:  | Pt. NE¼ Section 23, Township 11 North, Range 34 West of the 6th P.M. in Lincoln County, NE.  |
|                    | PARCEL 2:  | NW¼ Section 23, Township 11 North, Range 34 West of the 6th P.M. in Lincoln County, NE.  |
| ACRES & TAXES:     | COMBINATION: 314.67 tax-assessed acres.<br>2024 Real estate taxes due in 2025: \$8,358.26.<br>Occupation taxes total: \$3,146.70<br><i>Individual parcel acres &amp; taxes to be determined, if sold separately.</i> |  |
| LAND USE:          | Primarily irrigated cropland with dry cropland corners and a small tract of grass/trees.   |  |
| NRD:               | Middle Republican Natural Resources District   |  |
| WATER RIGHTS:      | COMBINATION:   | 294.8 Certified Irrigated Acres with 46 inches remaining after 2024, 2025 yet to be determined.<br><i>Allocation period runs through 2027.</i> |
|                    | PARCEL 1:  | 145.8 Certified Irrigated Acres with 46 inches remaining after 2024, 2025 yet to be determined.<br><b>Well #:</b> G-063404                     |
|                    | PARCEL 2:  | 149 Certified Irrigated Acres with 46 inches remaining after the 2024, 2025 yet to be determined.<br><b>Well #:</b> G-063405                   |
| USDA-FSA INFO:     | COMBINATION: 314.16 Farmland acres. 309.65 Cropland Acres. Base Acres: 294.90 acres of Corn base at 174 PLC Yield.<br><i>Individual parcel acres to be determined, if sold separately.</i>                           |  |
| EQUIPMENT:         | PARCEL 1:  | 7-tower Valley Pivot with 100 HP Newman Electric Motor.  |
|                    | PARCEL 2:  | 8-tower Valley Pivot with 100 HP Newman Electric Motor.<br>Electric Livestock Well   |
| POSSESSION:        | Subject to a farm lease, expiring February 28, 2026.   |  |

SELLERS

Grady L. Blase - Trustee for the Grady L. Blase Trust

PROCEDURES

Real Estate Auction with Seller Reserve for the Grady L. Blase Trust. Property will be offered in two (2) parcels and in combination. Purchase agreement and title insurance commitment are available prior to the Auction. Announcements day of Auction take precedence over all printed or oral statements.

TERMS & CONDITIONS

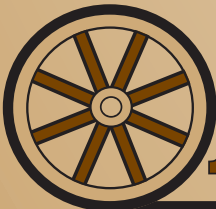
**TERMS:** This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the Auction. Online buyer must wire 15% earnest deposit within 24 hours of completion of the auction. The balance of the purchase price is payable in certified funds at Closing, on or before December 17, 2025. There is no contingency for financing. Sellers to convey title by Warranty Deeds; with Title Insurance evidencing merchantable title. Cost of Title Insurance and an Insured Closing by the Title Company will be shared 50/50 by seller/buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. The property sells in “as-is” condition. No warranty is expressed or implied as to the adequacy of any portion of the property.

**BIDDING:** Bids may be placed in-person, online, or an Agri Affiliates agent may place bids on your behalf via phone or in-person. You must be pre-registered for all methods of bidding.

**INTERNET BIDDING:** To participate in an Agri Affiliates auction, you must create or sign in to a bidder account via our online bidding portal at AgriAffiliates.com

For final approval as an online bidder, you must complete a required phone interview with Agri Affiliates and provide bank reference information, if requested. Your final approval as a bidder must be **completed 48 hours prior to the Auction.**

**VIEWING THE AUCTION:** Viewing the auction can be done in three ways. 1) In-person at the designated location, 2) Watching via live auction stream directly on our website or bidding portal app (no sign-in required), or 3) Broadcasted live on our Facebook page.



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

View Full Listing Online  
or Register to Bid!





# UPCOMING AUCTION

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**314.67 ± TOTAL ACRES | OFFERED IN 2 PARCELS & COMBINATION**



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**See Back For Details**

