



# 319.25 ACRES - 2 TRACTS

KEARNEY COUNTY, NE

## ABSOLUTE AUCTION

Thursday - November 19, 2015 - 10:00 A.M.

Minden, Nebraska

Auction to be held in the 4-H Building at the Kearney County Fairgrounds - next to Highway 10 at the north edge of Minden

# James S. Albers Estate

Michael Albers and Amber Miller, Co-Personal Representative

Michael C. Klein of Anderson, Klein, Swan & Brewster, Attorneys

Plan to attend this Estate auction - Pivot irrigated cropland, non-irrigated cropland, pasture and building sites - located northeast of Minden.

## TRACT 1 - 160.25 ACRES



Area	Acres	Value
Tract 1	160.25	1,602,500
Tract 2	159.00	1,590,000
<b>Total</b>	<b>319.25</b>	<b>3,192,500</b>



**LAND LOCATION:** From Minden, 3 miles east on Highway 6 & 34 and 2 miles north on 35 Rd. (corner of P Rd. and 35 Rd.)

**LEGAL DESCRIPTION:** Southeast Quarter of Section 21, Township 7 North, Range 14 West of the 6th P.M., Kearney County, Nebraska.

**ABOUT THE LAND:** 160.25 Acres, more or less, according to Kearney County Assessor's records. Pivot irrigated cropland with T-L 7 tower system - new in 2008, 8" well and Isuzu diesel powerunit. Includes a building site with older home in poor condition, 2 car detached garage, wood frame barn with metal roof and (6) steel grain bins.

**FARM SERVICE AGENCY:** Enrolled in the ARC - County program. Corn base - 144.1 acres.

**WELL DATA:** (per registration) G-017408, April 1954, 170 ft. deep, 63 ft. static water level, 65 ft. pumping level, 800 GPM

**NATURAL RESOURCES DISTRICT:** The land is located in the Tri-Basin NRD and has irrigation rights for 138.09 acres.

**SOIL TYPES:** 48.1 % Holdrege silt loam rated as Class 1, 42.6% Kenesaw silt loam rated as Class 1 and 9.3% Coly-Kenesaw rated as Class 2.

**2014 TAXES:** \$8,891.84

## TRACT 2 - 159 ACRES



**LAND LOCATION:** From Minden, 5 miles east on Highway 6 & 34 and 3 1/2 miles north on 37 Rd.

**LEGAL DESCRIPTION:** Northeast Quarter of Section 11, Township 7 North, Range 14 West of the 6th P.M., Kearney County, Nebraska, except small tract in southeast corner.

**ABOUT THE LAND:** 159 Acres, more or less, according to Kearney County Assessor's records. Approx. 38 acres of non-irrigated cropland, the remainder is mostly pastureland. The pasture was not grazed in the 2015 season. Includes a building site with home, 24ft. by 48ft. Morton open front building and submersible well.

**FARM SERVICE AGENCY:** Enrolled in the ARC - County program. Corn base - 51.3 acres, wheat base - 44.1 acres.

**SOIL TYPES:** 35.2% Coly-Kenesaw rated as Class 2, the remainder mostly Valentine, Hersh and Libory fine sand rated as Class 3,4 & 6

**2014 TAXES:** \$3,120.26

### METHOD OF SALE

The 2 tracts will sell separately and will not be combined. The selling price of each tract will be determined by multiplying the bid by the total tax assessed acreage figure as stated herein. Auction procedures and increments of bidding are at the discretion of the auction company.

## TERMS AND CONDITIONS

**PAYMENT:** 20% Deposit due day of auction with signing purchase agreement.. The remainder due on or before December 29, 2015.

**POSSESSION:** Possession given date of closing subject to the tenant's rights through February 29, 2016.

**TAXES:** 2015 and prior years taxes paid by sellers. The 2016 taxes shall be the responsibility of the purchaser.

**TITLE:** Title insurance will be used as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the seller and buyer.

**MINERAL RIGHTS:** The sellers will convey all the mineral rights they own, if any.

**FINANCING:** This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

**ABSENTEE BIDS:** Bidding via cell phone, and/or on someone's behalf must be approved by Marshall Land Brokers & Auctioneers 24 hours prior to the auction.

**PROPERTY CONDITION:** The property and improvements are selling in "as is" condition – no warranties expressed or implied.

**AGENCY:** Marshall Land Brokers & Auctioneers are agents representing the sellers.

*Maps shown are for illustration purposes only and are not intended to represent actual property lines.*

*Acreage figures and data have been obtained from sources believed to be reliable although its accuracy cannot be guaranteed by the sellers and their agents. We urge prospective buyers to inspect and rely on their own conclusions. Announcements made at the auction take precedence over prior advertising.*

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