

445.5 ACRES - 2 TRACTS

GOSPER COUNTY, NE

ABSOLUTE AUCTION

Thursday, February 5 - 10:00 A.M.
Elwood, Nebraska

Auction to be held in the Legion Hall at the Gosper County Fairgrounds in Elwood.

Baisinger Farms

Exceptionally well located land next to Highway 283 - 5 miles south of Elwood. Pivot sprinkler irrigated cropland,

dryland and pasture - includes late model pivot system and well- Plan to attend!



TRACT 1 - 299.66 ACRES



LAND LOCATION: From the south edge of Elwood, 4 miles south on Highway 283.

LEGAL DESCRIPTION: East Half of the Northwest Quarter, part of the West Half of the Northeast Quarter, East Half of the Southwest Quarter and part of the West Half of the Southeast Quarter, all in Section 2, Township 6 North, Range 23 West of the 6th P.M., Gosper County, Nebraska, except the previously conveyed home site.

ABOUT THE LAND: 299.66 Acres, more or less, according to Gosper County Assessor's records. Consisting of approx. 133 acres of pivot sprinkler irrigated cropland, approx. 84 acres of dryland, the remainder mostly pastureland (note: pasture has not been grazed in recent years - providing great natural habitat for wildlife). Includes a Valley 9 tower pivot sprinkler system - new in 2008 (powerunit and fuel tanks are owned by the tenant-not included). Also included are the grain bins located just west of the home site.

FARM SERVICE AGENCY: Total cropland- 217.73 Acres. 105.4 Acre corn base, 38.7 acre wheat base, 19.1 acre grain sorghum base.

WELL DATA: (per registration) G-009966, March 2008, 300 ft. deep, 91 ft. static water level, 130 ft. pumping level, 8" pump col., 850 GPM

SOIL TYPES: Soils of the cropland primarily consist of Holdrege silt loam and Holdrege-Uly silt loam with smaller areas of Uly & Coly silt loam.

NATURAL RESOURCES DISTRICT: The land is located in the Tri-Basin NRD and has irrigation rights for 133 acres.

2014 TAXES: \$7,820.68

TRACT 2 - 145.89 ACRES



LAND LOCATION: From the south end of Tract 1, 1/2 mile south on Highway 283. Tract 2 is located at the corner of Highway 18 and Highway 283.

LEGAL DESCRIPTION: Part of the Southeast Quarter of Section 11, Township 6 North, Range 23 West of the 6th P.M., Gosper County, Nebraska, except a tract of 4.23 acres, more or less, in the southwest corner and except highway right-of-way.

ABOUT THE LAND: 145.89 Acres, more or less, according to Gosper County Assessor's records. Consisting of approx. 94 acres of dryland, the remainder mostly pastureland. (Note: pasture has not been grazed in recent years)

FARM SERVICE AGENCY: 54.8 Acre corn base, 20.8 acre wheat base, 10.2 acre grain sorghum base.

SOIL TYPES: Soils of the cropland primarily consists of Holdrege silt loam and Holdrege-Uly silt with smaller areas of Hord, Coly, Cozad and Hobbs silt loams.

2014 TAXES: \$2,374.90

TERMS AND CONDITIONS

PAYMENT: 20% due day of auction with signing purchase agreement.. The remainder due on or before March 6, 2015.

POSSESSION: **Tract1** - Full possession upon closing. **Tract2**- Possession of the cropland on Tract 2 is

subject to a 40/60 crop share lease for the 2015 growing season. Possession of the pastureland given upon closing.

TAXES: 2014 and prior years taxes paid by seller.

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.

METHOD OF SALE: Auction procedures and increments of bidding are at the discretion of the auction company.

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 irrigation equipment is 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.

[BACK TO LISTINGS](#)

CONDUCTED BY

MARSHALL

LAND BROKERS & AUCTIONEERS

OF KEARNEY, INC.

308-234-6266

Robin Marshall Miles Marshall

308-234-1607 308-234-9074

MARSHALL
LAND BROKER & AUCTIONEERS
OF KEARNEY, INC.

Office Ph. 308/234-6266 Fax 308/237-7679

HOME