



# 460 ACRES - 3 TRACTS

**BUFFALO COUNTY, NE**

## **ABSOLUTE AUCTION**

**Thursday - September 10, 2015 - 10:00 A.M.**

**Kearney, Nebraska**

Auction to be held in the Harvest Room in the Exhibit Building at the Buffalo County Fairgrounds in Kearney

## **Mary Jo Ahrens Estate**

**Heath Ahrens, Personal Representative**

**Pivot irrigated cropland, non-irrigated cropland and pastureland - Plan to attend this Estate auction!**

### **TRACT 1 - 159.92 ACRES**



**LAND LOCATION:** From the east edge of Gibbon, 2 miles east on Highway 30 and 7 1/2 miles north on Sometown Rd. (corner of Pole Line Rd. and Sometown Rd). From the north edge of Shelton, 6 miles north on Shelton Rd and 3 miles west on Pole Line Rd.

**LEGAL DESCRIPTION:** Southeast Quarter of Section 32, Township 11 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska

**ABOUT THE LAND:** 159.92 Acres, more or less, according to Buffalo County Assessor's records. Pivot sprinkler irrigated farm including Valley 10 tower pivot system and 8" well. (Diesel powerunit is owned by the tenant - not included).

**FARM SERVICE AGENCY:** (estimate) Corn base -110.13 acres, soybean base - 20.14 acres

**WELL DATA:** (per registration) G-045616, June 1975, 336 ft. deep, 64 ft. static water level, 130 ft. pumping level, 900 GPM

**NATURAL RESOURCES DISTRICT:** The land is located in the Central Platte NRD and has irrigation rights for 132.8 acres.

**SOIL TYPES:** Primarily Holdrege, Uly and Coly soils

**2014 TAXES:** \$9,585.90

## TRACT 2 - 160 ACRES



**LAND LOCATION:** Next to Tract 1 on the west side

**LEGAL DESCRIPTION:** Southwest Quarter of Section 32, Township 11 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska

**ABOUT THE LAND:** 160 Acres, more or less, according to Buffalo County Assessor's records. consisting of approx. 90 acres of pastureland, the remainder mostly non-irrigated cropland.

**FARM SERVICE AGENCY:** (estimate), Corn base - 48.97 acres, 8.89 acres

**SOIL TYPES:** Primarily Coly, Uly and Holdrege soils

**2014 TAXES:** \$3,641.70

## TRACT 3 - 140 ACRES



**LAND LOCATION:** From the east edge of Kearney (near Airport Rd.) 2 1/2 miles east on Highway 30 and 11 miles north on Poole Rd. (corner of 220 Rd. and Poole Rd). From the south edge of Ravenna, 9 miles south on Ravenna Rd. and 2 1/2 miles west on 220 Rd.

**LEGAL DESCRIPTION:** Northwest Quarter of Section 36, Township 11 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, except 20 acres in the southwest corner.

**ABOUT THE LAND:** 140 Acres, more or less, according to Buffalo County Assessor's record. Consisting of approx 49 acres of non-irrigated cropland, the remainder pastureland. Water for livestock is provided by 2 dams

**FARM SERVICE AGENCY:** (estimate) Corn base - 35 acres, soybean base - 6 acres

**SOIL TYPES:** Primarily Holdrege, Uly and Coly soils

**2014 TAXES: \$2,130.34**

## TERMS AND CONDITIONS

**PAYMENT:** 20% Deposit due day of auction with signing purchase agreement.. The remainder due on or before November 11, 2015.

**POSSESSION:** Possession given date of closing subject to the existing lease through February 29, 2016. Seller shall retain the 2015 andlord's rental income.

**TAXES:** 2015 and prior years taxes paid by sellers.

**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 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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