

NOVEMBER 29 – LAND AUCTION – PHELPS COUNTY, NE

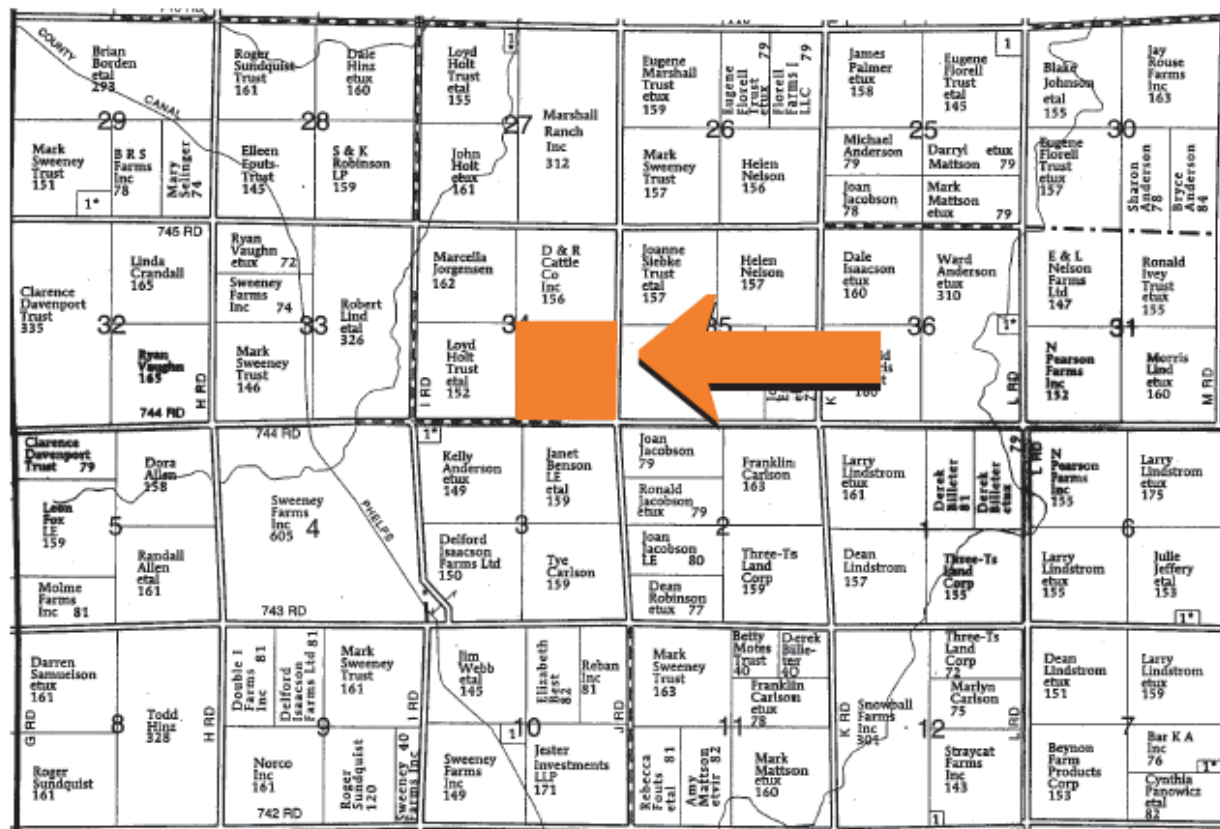
SOLD – \$8,500/Acre **156.42 ACRES** **PIVOT IRRIGATED CROPLAND** **PHELPS COUNTY, NE** **ABSOLUTE AUCTION**

Tuesday – November 29, 2016 – 10:00 A.M.
Holdrege, Nebraska

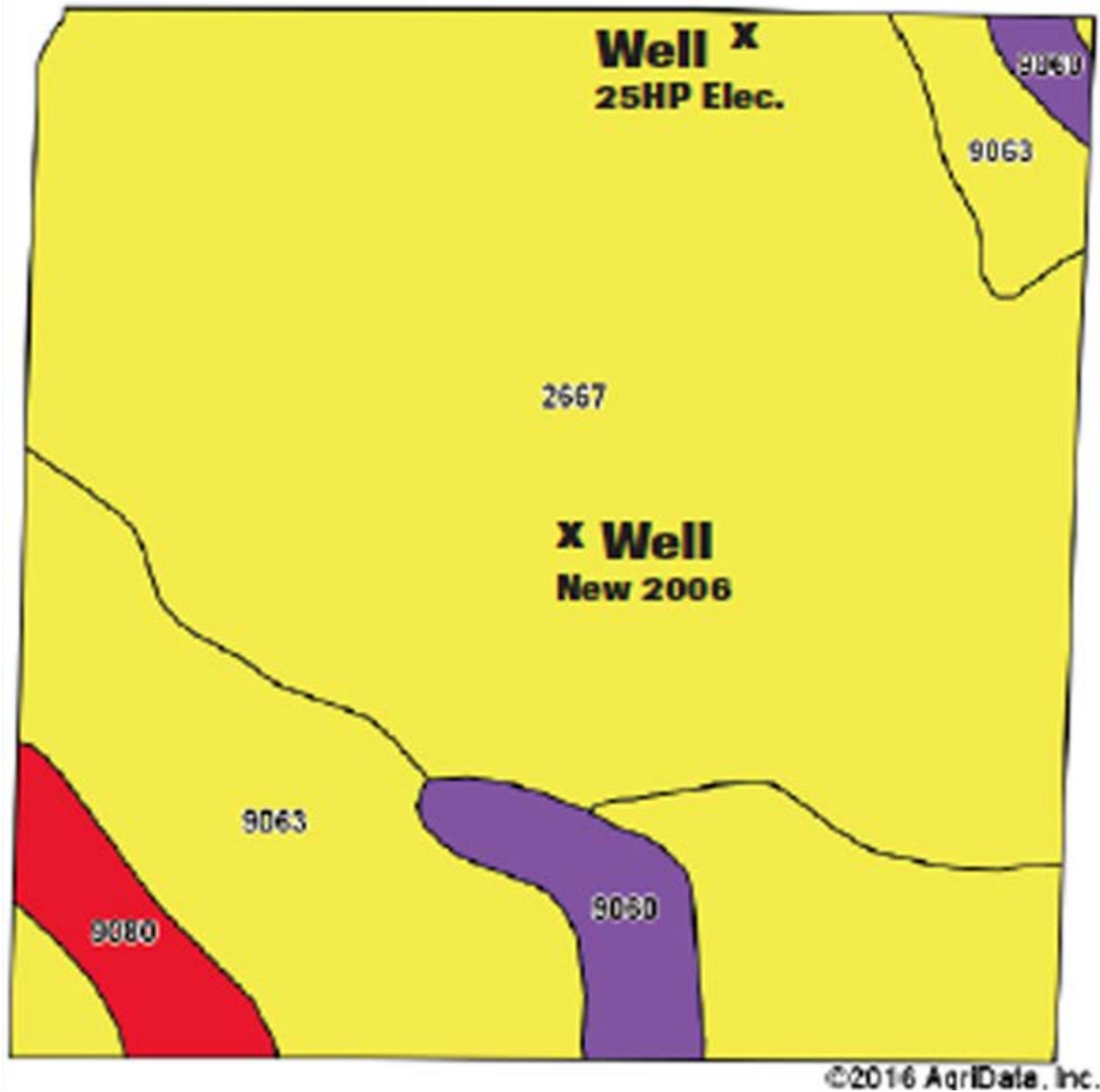
Auction to be held in the Ag Center Next to the Phelps County
Fairgrounds in southeast Holdrege.

Heirs of Harold & Dorthy Marshall Owners

Top quality pivot irrigated cropland with Class 1 rated soils
– Selling at Absolute Auction to the highest bidder regardless of
price!



PLAT MAP



SOIL MAP

Soils Legend

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
2667	Holdrege silt loam, 0 to 1 percent slopes	100.58	66.2%		lle	lw	69
9063	Kenesaw silt loam, 0 to 1 percent slopes	39.79	26.2%		llc	I	68
9060	Kenesaw and Coly silt loams, 1 to 3 percent slopes	6.61	4.4%		lle	lle	60
9080	Rusco silt loam, 0 to 1 percent slopes	4.85	3.2%		llw	llw	33
Weighted Average							67.2

SOILS LEGEND







LAND LOCATION: Corner of J Rd. and 744 Rd. From Holdrege, 12 miles north on Highway 183 and 4 miles west on 744 Rd. From Loomis, 9 miles north and 2 1/2 miles east on 744 Rd.

LEGAL DESCRIPTION: Southeast Quarter of Section 34, Township 8 North, Range 19 West of the 6th P.M., Phelps County, Nebraska

ABOUT THE LAND: 156.42 Acres, more or less, according to the Phelps County Assessor's records. Includes two irrigation wells, the north well is powered by a 25 HP electric motor. The center well was new in 2006. (Pivot system, diesel power unit, fuel tank & cover – not included). The property has 20 acres of CNPPID canal water.

FARM SERVICE AGENCY: Enrolled in the ARC- County program. Corn base – 125 acres with 196 bu. PLC yield, Soybeans base – 15.4 acres with 62 bu. PLC yield.

WELL DATA: (per registration) CENTER WELL: G-084576, January 2006, 280 ft. deep, 40 ft. static water level, 53 ft. pumping level, 750 GPM. NORTH WELL: G-032913, June 1970, 113 ft. deep, 30 ft. static water level, 56 ft. pumping level, 1,000 GPM

2015 TAXES: \$8,678.94

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 152.4 acres.

SOIL TYPES: 92.4% Holdrege silt loam and Kenesaw silt loam rated as Class 1, the remainder

Kenesaw and Coly silt loams and Rusco silt loam rated as Class 2

TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing of purchase agreement immediately following the auction. The remainder due on or before January 10, 2017

POSSESSION: Possession given date of closing subject to the tenant's rights through January 31, 2017.

TAXES: 2016 and prior years taxes paid by seller. The 2017 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 seller 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: The selling price will be determined by multiplying the bid by 156.42. 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 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.



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