

## NOVEMBER 30 – LAND AUCTION – BUFFALO COUNTY, NE

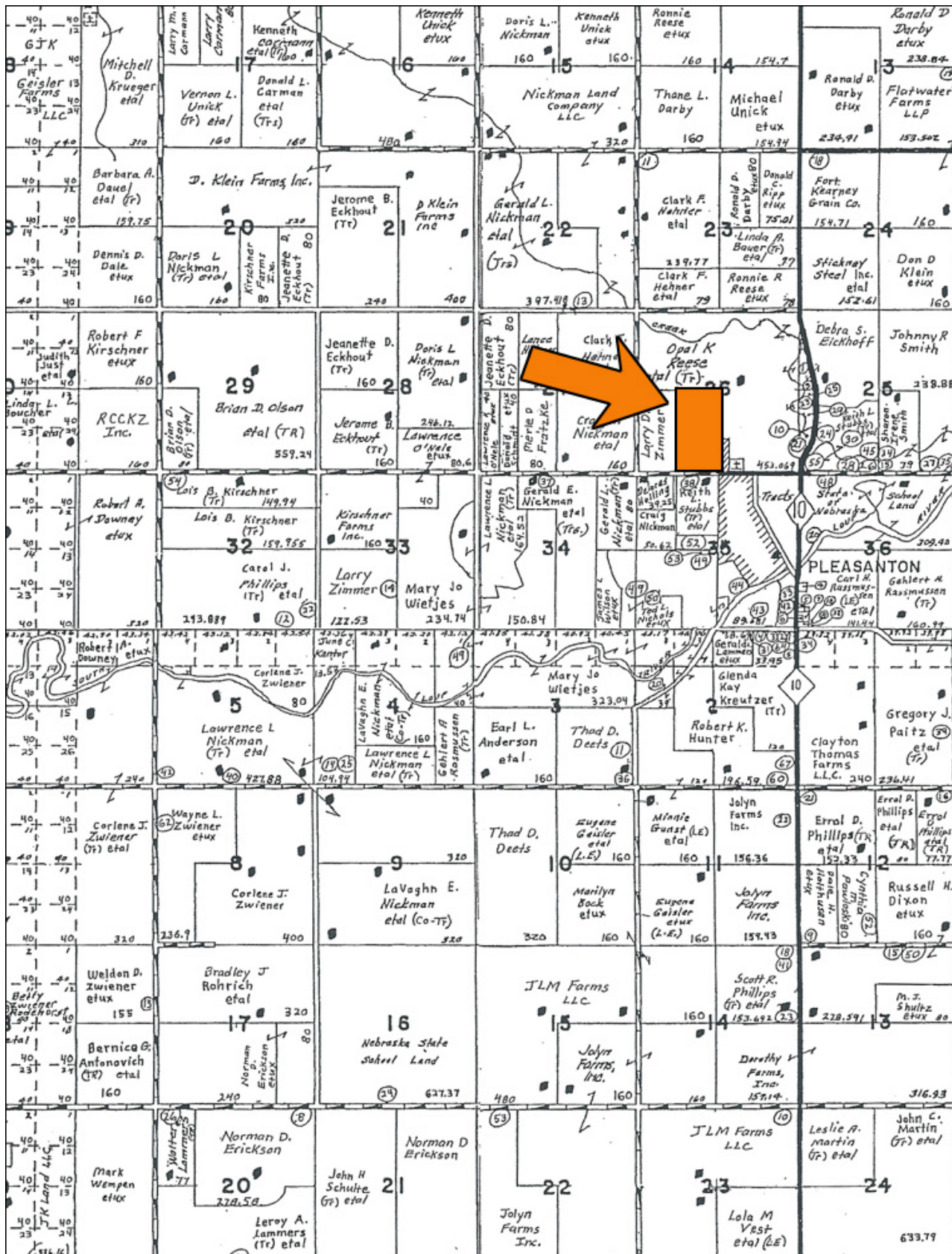
**SOLD – \$5,850/Acre**  
**80 ACRES**  
**BUFFALO COUNTY, NE**  
**ABSOLUTE AUCTION**

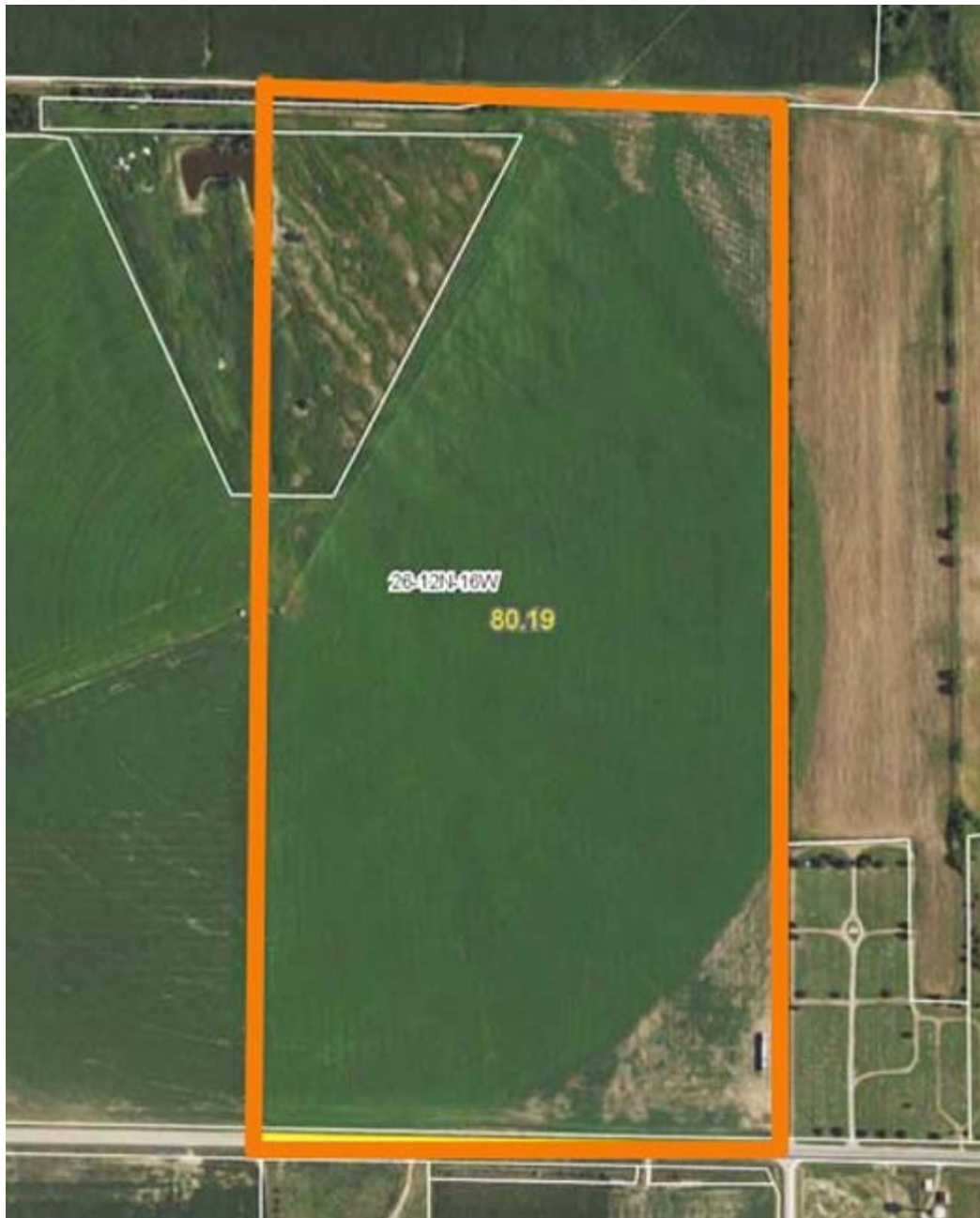
Wednesday, November 30 – 10:00 AM  
Pleasanton, Nebraska

Auction to be held in the Pleasanton Community Center

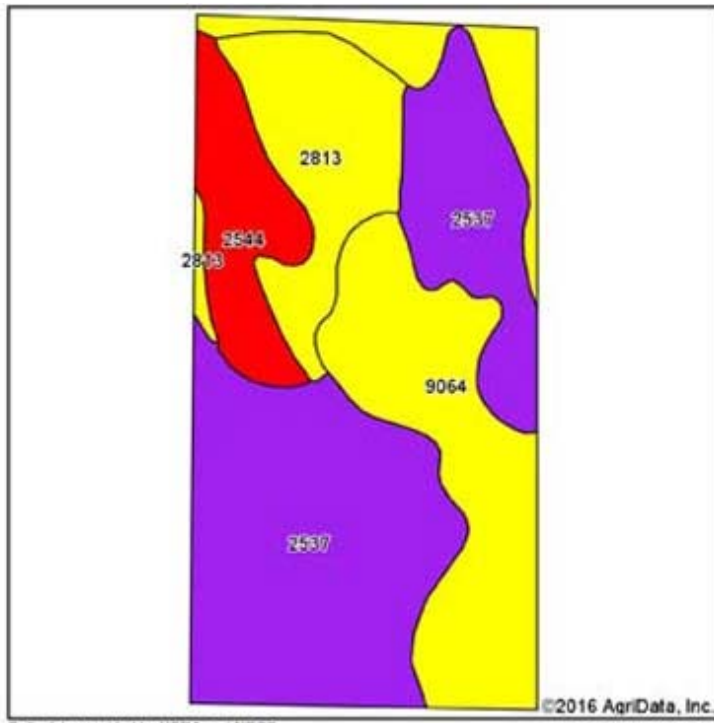
**Robert & Marjorie Behrendt**  
**Owners**

Exceptionally well located pivot irrigated cropland near  
Pleasanton  
Selling at ABSOLUTE AUCTION to the highest bidder –  
regardless of price!









Area Symbol: NE019, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Com	Com Irrigated	Grain sorghum	Grain sorghum Irrigated	Pasture	Pasture Irrigated	Soybeans Irrigated	Winter wheat
2537	Coly silt loam, 6 to 11 percent slopes	37.04	46.2%		Ive	Ive	51										
9064	Kenesaw silt loam, 1 to 3 percent slopes	23.54	29.4%		Ile	Ile	59	4	6	48	143	64	120	3	11	48	41
2813	Uly and Holdrege silt loams, 6 to 11 percent slopes	11.61	14.5%		Ive	Ive	63										
2544	Coly, Uly and Hobbs soils, 3 to 30 percent slopes	8.00	10.0%		Ive		24										
<b>Weighted Average</b>							<b>55.3</b>	<b>1.2</b>	<b>1.8</b>	<b>14.1</b>	<b>42</b>	<b>18.8</b>	<b>35.2</b>	<b>0.9</b>	<b>3.2</b>	<b>14.1</b>	<b>12</b>

**LAND LOCATION:** From the north edge of Pleasanton, 1/4 mile west on 310 Rd.

**LEGAL DESCRIPTION:** East half of the Southwest Quarter of Section 26, Township 12 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska

**ABOUT THE LAND:** 80 Acres, more or less, according to Buffalo County Assessor's records. Includes a Zimmatic 9 tower pivot sprinkler system. (Note: This property does not include an irrigation well. In the past water has been provided by the well on the adjacent property to the west.)

**FARM SERVICE AGENCY:** 39.9 Acre corn base with 157 bu. PLC yield, 7.7 acre soybeans base with 39 bu. PLC yield, 6.1 acre wheat base with 41 bu. PLC yield, .8 acre grain sorghum base with 106 bu. PLC yield.

**NATURAL RESOURCES DISTRICT:** The land is located in the Lower Loup NRD and has certified irrigation rights for 58 acres.

**SOIL TYPES:** Kenesaw silt loam, Uly and Holdrege silt loams, Coly silt loam

**2015 TAXES:** \$4,115.72

## TERMS AND CONDITIONS

**PAYMENT:** 20% Deposit day of auction with signing purchase agreement immediately following the auction. The remainder due on or before December 29, 2016.

**POSSESSION:** Possession given date closing subject to the tenant's rights through February 29, 2017. Seller shall retain all 2016 rents.

**TAXES:** 2016 and prior years taxes paid by sellers. 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 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:** The selling price will be determined by multiplying the bid by 80. 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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