

November 14 – 156.34 Acres – Dawson  
County, Nebraska

**156.34 ACRES  
PIVOT IRRIGATED  
ABSOLUTE AUCTION  
SOLD – \$1,385**

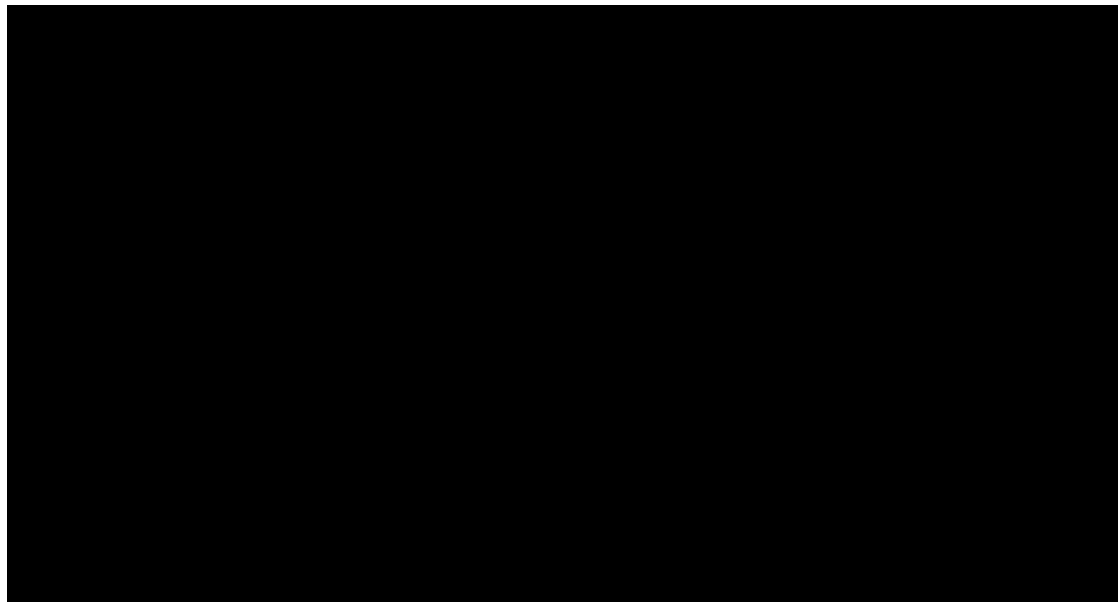
**Tuesday, November 14 – 10:00 A.M.**

**Overton, Nebraska**

**Auction to be held in the Overton Family**

**Center – west edge of Over**

**Roy & Dale Bye  
Owners**



**LAND LOCATION:** From the northeast corner of Overton, 1 ½ miles east on Rd. 753

**LEGAL DESCRIPTION:** Southwest Quarter of Section 16, Township 9 North, Range 19 West of the 6th P.M., Dawson county, Nebraska, except the building site in the southwest corner

**ABOUT THE LAND:** 156.34 Acres, more or less, according to Dawson County Assessor's records. Platte Valley pivot irrigated cropland including a Valley 7 tower pivot system and 8" well with 60 HP electric motor.

**FARM SERVICE AGENCY:** Corn base – 145.6 Acres with 158 bu. PLC yield, Soybean base – 6.1 acres with 3.8 bu. PLC yield

**WELL DATA:** (per registration) G-053971, Dec. 1976, 245 ft. deep, 22 ft. static water level, 85 ft.

pumping level, 800 GPM.

**NATURAL RESOURCES DISTRICT:** The land is located in the Central Platte NRD and has certified irrigation rights for 133.9 acres.

**SOIL TYPES:** 70.6% Rusco silt loam rated as Class 2, 28.5% Wood River -Gayvill complex rated as Class 3, the remainder mostly Cozad silt loam

**2016 TAXES:** \$9,361.40



## TERMS AND CONDITIONS

**PAYMENT:** 20% Deposit due day of auction with signing purchase agreement immediately following the auction. The remainder due on or before December 15, 2017.

**POSSESSION:** Possession given upon closing subject to the tenant's rights through February 28, 2018.

**TAXES:** 2017 and prior years taxes paid by sellers. The 2018 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 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.*



[Search our site](#)

Copyright: Marshall Land Brokers & Auctioneers of Kearney, Inc. All rights reserved | Powered by **Elite**  
Web Concepts