

January 23 – 145.39 Acres – Phelps County, Nebraska

145.39 ACRES IRRIGATED FARM PHELPS COUNTY, NE ABSOLUTE AUCTION

SOLD – \$5,800/Acre

Tuesday, January 23 – 10:00 A.M.

Loomis, Nebraska

Auction to be held in the Loomis Community Building in southwest Loomis

Eileen Fouts Estate



LAND LOCATION: From Loomis, 10 miles north on G Rd. (blacktop) and 1 mile east on 745 Rd.

LEGAL DESCRIPTION: Part Southwest Quarter of Section 28, Township 8 North, Range 19 West of the 6th P.M., Phelps County, Nebraska

ABOUT THE LAND: 145.39 Acres, more or less, according to Phelps County Assessor's records. Includes a Valley 7 tower pivot sprinkler, 8" well with 50 HP electric motor, 90 acres of CNPPID canal water and two Stormor 10,000 bushel grain bins with drying floors and fans. Also includes an electric submersible well at the bin site.

FARM SERVICE AGENCY: Corn base – 121.3 acres with 219 bu. PLC yield, soybeans base – 16.4 acres with 70 bu. PLC yield

WELL DATA: (per registration) G-033109, October 2012, 120 ft. deep, 32 ft. static water level, 68 ft. pumping level, 8" pump col., 850 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Tri-Basin NRD and has certified irrigation rights for 135.69 acres

SOIL TYPES: 57.2% Hord silt loam rated as Class 1, 40.9% Holdrege silt loam rated as Class 1, 2 & 3, remainder Coly & Kenesaw silt loams

2017 TAXES: \$6,758.54

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money due day of auction with signing purchase agreement immediately following the auction. The remainder due on or before March 1, 2018.

POSSESSION: Possession given upon closing.

TAXES: 2017 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.

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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