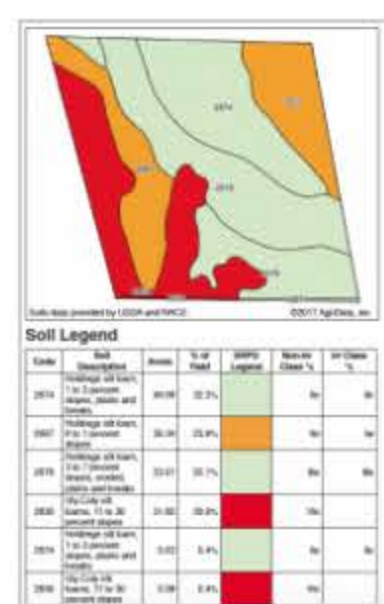
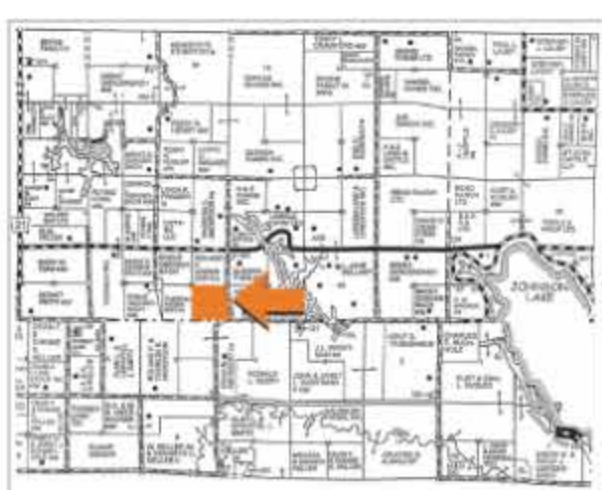


Earl Stombaugh Living Trust

Terry Stombaugh, Trustee

- * Irrigated cropland with Holdrege silt loam soils
- * Well located with easy access- only 1/2 mile off paved road
- * Selling at absolute auction – no minimum bid – plan to attend



LOCATION: From Johnson Lake, 4 miles west on Rd. 751 (blacktop) and 1/2 mile south on Rd. 423

LEGAL DESCRIPTION: Southeast Quarter of Section 33, Township 9 North, Range 23 West of the 6th P.M., Dawson County, Nebraska

ABOUT THE LAND: 155.8 Acres, more or less according to surveyor. Consisting of approx.. 112.09 acres of cropland, the remainder grassland. Includes an 8" irrigation well with Chevrolet 454 powerunit on natural gas and 8" irrigation pipe (estimated 4,700 ft.). Also includes an electric stock well at the south side of the property, (pump jack not included).

FARM SERVICE AGENCY: Total cropland -112.09 acres. Corn base – 108.09 acres with 161 bu. PLC yield, Wheat base – 3.7 acres with 41 bu. PLC yield, grain sorghum base – .3 acre with 84 bu. PLC yield

WELL DATA: (per registration) G-103523, May 1971, 270 ft. deep, 123 ft. static water level, 148 ft. pumping level, 1,200 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 113.2 acres

SOIL TYPES: Soils of the cropland are Holdrege silt loam, grassland soils are Uly-Coly loams

2017 TAXES: \$3,898.86



TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing of purchase agreement. The remainder due on or before March 22, 2018.

POSSESSION: Possession given date 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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