

March 22 – 125.41 Acres – Phelps County, Nebraska

SOLD – \$1,103,608 (\$8,800/acre)

125.41 ACRES
IRRIGATED CROPLAND
ABSOLUTE AUCTION

Thursday, March 22 – 10:00 A.M.

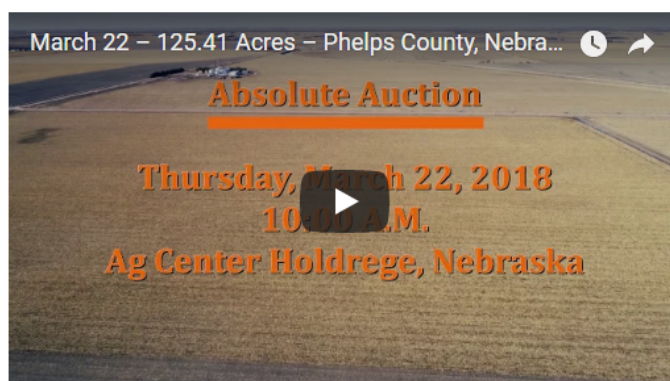
Holdrege, Nebraska

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

Gladys Ferguson Trust

William Shreve, Trustee

**Top quality irrigated cropland with Class 1 rated Holdrege silt loam soils
– plan to attend!**



LAND LOCATION: From Loomis, 7 miles north on G Rd. (blacktop) and 2 miles east on 742 Rd. From Holdrege, 10 miles north on Hwy. 183 and 4 ¾ miles west on 742 Rd.

LEGAL DESCRIPTION: West Half of the northwest Quarter and the West Half of the East Half of the Northwest Quarter of Section 15, Township 7 North, Range 19 West of the 6th P.M., Phelps County, Nebraska.

ABOUT THE LAND: 125.41 Acres, more or less, according to Phelps County Assessor's records. Highly productive irrigated cropland with Class 1 rated soils. Includes an 8" irrigation well, 100 acres of CNPPID water and 50% ownership of a Berkeley canal pump with Chevrolet 296 powerunit. Owned by the past tenant and not included is the Ford 300 well motor, driveshaft & canopy.

FARM SERVICE AGENCY: Corn base – 58.75 acres with 186 bu. PLC yld., soybeans base – 58.75 acres with 59 bu. PLC yld.

WELL DATA: (per registration) C 005202, May 1993, 255 ft. deep, 15 ft. static water level, 60 ft. pumping level, 1,000 GPM

WELL DATA: (per registration) C-000202, May 1999, 233 ft. deep, 15 ft. static water level, 60 ft. pumping level, 1,000 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Tri-Basin NRD and has certified irrigation rights for 121.87 acres.

SOILTYPES: Holdrege silt loam rated as Class 1.

2017 TAXES: \$10,486.94



TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before April 17, 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.

METHOD OF SALE: Auction procedures and increments of bidding are at the discretion of the auction company.

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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