

April 18 – 544.69 Acres – Custer County, Nebraska

Tract 1 – SOLD – \$1,710/Acre

Tract 2 – SOLD – \$2,180/Acre

544.69 ACRES – 2 TRACTS

CROPLAND & PASTURE
CUSTER COUNTY, NE

ABSOLUTE AUCTION

Wednesday, April 18 – 10:00 A.M.

Gothenburg, Nebraska

Auction to be held in the NSG Building at 520 10th (east edge of downtown)

Bedell Farm

**Exceptionally well located land next to Highway 47 – 12 miles north of
Gothenburg**



TRACT 1 – 468.24 ACRES



LEGAL DESCRIPTION: Southeast Quarter of Section 8 and West Half of Section 9, Township 13 North, Range 25 West of the 6th P.M., Custer County, Nebraska, except highway right-of-way.

ABOUT THE LAND: 468.24 Acres, more or less, according to Custer County Assessor's records. Consisting of 114.2 acres of certified irrigated cropland, the remainder pastureland. Includes an 8" irrigation well with John Deere diesel power unit, 1,000-gallon fuel tank, reuse pit with elec. Pump and 8" plastic pipe. Water for livestock is provided by an electric submersible well serving 7 tank locations via underground pipeline.

FARM SERVICE AGENCY: Corn base – 100.58 acres with 135 bu. yield, soybean base – 22.03 acres with 42 bu. yield.

IRRIGATION WELL DATA: (per registration) G-138940, April 1981, 457 ft. deep, 261 ft. static water level, 340 ft. pumping level, 1,200 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 114.2 acres

SOIL TYPES: Soils of the cropland primarily consists of Hall silt loam and Holdrege silty clay loam. Soils of the pasture are mostly Coly-Hobbs silt loams and Uly silt loam.

2017 TAXES: (estimate) \$11,028.34

TRACT 2 – 76.45 ACRES



LEGAL DESCRIPTION: West Half of the Northeast Quarter of Section 9, Township 13 North, Range 25 West of the 6th P.M., Custer county, Nebraska, except highway right-of-way.

ABOUT THE LAND: 76.45 Acres, more or less, according to Custer County Assessor's records. Consisting of good quality non-irrigated cropland.

FARM SERVICE AGENCY: Corn base – 60.12 acres with 135 bu. yield, soybean base 13.17 acres with 42 bu. yield.

SOIL TYPES: Primarily Hall silt loam, Hobb silt loam and smaller areas of Holdrege silty clay loam.

2017 TAXES: (estimate) \$1,951.90

TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement immediately following the auction. The remainder due on or before May 14, 2018

POSSESSION: Day of auction the purchaser shall be granted access to the cropland to perform field work. Full possession 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.