

316.93 ACRES

BUFFALO COUNTY, NE

ABSOLUTE AUCTION

Wednesday, November 11, 2015 - 10:00 A.M.
Kearney, Nebraska

Auction to be held in the Harvest Room at the Buffalo County Fairgrounds in Kearney

Ruth B. Gewecke Revocable Trust

Linda Marzolf and Karen Brecht, Co-Trustees

Exceptionally well located land - next to Highway 10. Plan to attend!



LAND LOCATION: From the north edge of Kearney near 56th Street and Highway 10, 7 1/2 miles north on Highway 10.
LEGAL DESCRIPTION: North Half of Section 14, Township 10 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, except highway right-of-way.

ABOUT THE LAND: 316.93 Acres, more or less, according to Buffalo County Assessor's records. Consisting of approx. 133 acres of pivot irrigated cropland, approx. 35 acres of gravity irrigated cropland, approx. 44 acres of non-irrigated cropland, approx. 89 acres of pastureland plus a building site. Includes an 8" irrigation well with natural gas service (pivot system & powerunit are owned by the tenant- no included). Water for livestock in the west pasture is provided by a windmill well and a dam. The east pasture is served by a submersible well at the bldg. site. The building site includes a wood frame machinery bldg., 6,000 bushel steel grain bin, other buildings and two houses. The south house includes 3 bedrooms, nat. gas forced air furnace, central air conditioning and 2 car attached garage. The north house has 2 bedrooms, forced air propane furnace, central air conditioning and 2 car attached garage.

FARM SERVICE AGENCY: 121.2 Acre corn base with 148 bu. PLC yield, 60.7 acre soybean base with 45 bu. PLC yield, 5.3 acre wheat base with 47 bu. PLC yield.

WELL DATA: (per registration) G-024035, April 1965, 340 ft. deep, 96 ft. static water level, 178 ft. pumping level

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 174.2 acres.

SOIL TYPES: Primarily Coly silt loam, Holdrege silt loam, Hobbs silt loam, Uly silt loam & others.

2014 TAXES: \$15,278.16

TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement.. The remainder due on or before January 8, 2016.

POSSESSION: Possession given date of closing subject to tenant's rights through February 29, 2016. Seller shall retain all 2015 rent.

TAXES: 2015 and prior years taxes paid by sellers. The 2016 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 and improvements are 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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MARSHALL
LAND BROKERS & AUCTIONEERS
OF KEARNEY, INC.**

308-234-6266

Robin Marshall Miles Marshall

308-234-1607 308-234-9074

MARSHALL
**LAND BROKER & AUCTIONEERS
OF KEARNEY, INC.**

Office Ph. 308/234-6266 Fax 308/237-7679

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