

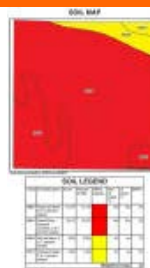
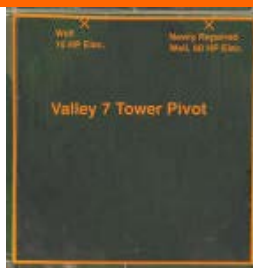
157.09 ACRES PIVOT IRRIGATED LAND DAWSON COUNTY, NE ABSOLUTE AUCTION

Tuesday, November 24, 10:00 AM
Overton, Nebraska

Auction to be held in the Overton Family Center at the west edge of Overton.

Heirs of Ruth King

Plan to attend this auction of excellent quality Platte Valley pivot sprinkler irrigated cropland.



LOCATION: From Overton, 1 mile north on Rd. 444 (blacktop) and 2 miles east on Rd. 754

LEGAL DESCRIPTION: Northwest Quarter of Section 16, Township 9 North, Range 19 West of the 6th P.M., Dawson County, Nebraska

ABOUT THE LAND: 157.09 Acres, more or less, according to Dawson County Assessor's records. Pivot irrigated cropland including a Valley 7 tower system (new in 2007) irrigation well with 60 HP electric motor (this well had significant repairs by Woodman Drilling & Irrigation (308-647-6542) in October 2015). The property also includes an irrigation well powered by a 15 HP electric motor. ([See well info](#))

FARM SERVICE AGENCY: Enrolled in the ARC - CO program, 117.7 Acre corn base, .4 acre wheat base

WELL DATA: (per registration) East well - G-002280, Dec. 1982, 299 ft. deep, 12 ft. static water level, 150 ft. pumping level, 8" pump col., 900 GPM. West well - G-119032, Jan. 1964, 80 ft. deep, 650 GPM

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

151.92 acres.

SOIL TYPES: 73.1% Rusco silt loam rated as Class 2, 19.2% Wood River - Gayville complex rated as Class 3, 7.7% Hall and Cozad silt loam rated as Class 1

2014 TAXES: \$6,619.06

TERMS AND CONDITIONS

PAYMENT: 20% Deposit day of auction with signing purchase agreement.. The remainder due on or before January 7, 2016..

POSSESSION: Possession given date of closing. Sellers shall retain the 2015 landlord's rental income.

TAXES: 2015 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 shall 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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