

66.17 ACRES IRRIGATED CROPLAND NEAR KEARNEY, NEBRASKA ABSOLUTE AUCTION

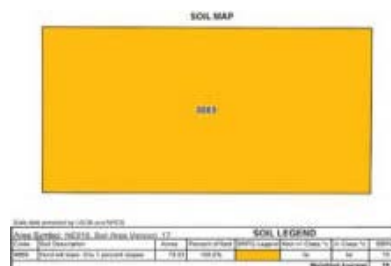
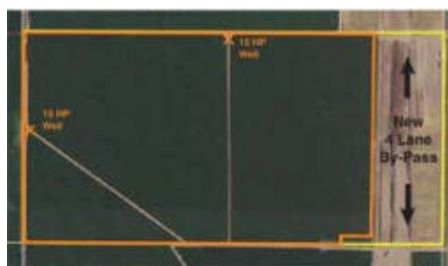
Thursday, December 10, 2015 - 10:00 AM
Kearney, Nebraska

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

Jose C. Belmudez Trust

Larry Wiederspan, Trustee

Exceptionally well located land with frontage on the new four lane Cherry Avenue by-pass
between Interstate 80 and Highway 30 - east of Kearney



LAND LOCATION: From the East Kearney I-80 Interchange (Exit 275), 1 1/2 miles north. From the intersection of Coal Chute Rd. and the new Cherry Ave. by-pass, 1/4 mile south.

LEGAL DESCRIPTION: Part of the South Half of the northeast Quarter of Section 5, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska

ABOUT THE LAND: 66.17 Acres, more or less, according to recent survey. Highly productive irrigated cropland with Class 1 rated soils and two irrigation wells powered by 15 HP electric motors.

FARM SERVICE AGENCY: Enrolled in the ARC -County program. Corn base - 66.17 acres

WELL DATA: (per registrations) East well - G-026749, March 1967, 54 ft. deep, 23 ft. static water level, 36 ft. pumping level, 1,000 GPM. West well - G-019782, January 1956, 52 ft. deep, 22 ft. static water level, 32 ft. pumping level, 1,000 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for approx. 66 acres.

SOIL TYPES: 100% Hord silt loam rated as Class 1 irrigated soil

2014 TAXES: \$5,905.52

TERMS AND CONDITIONS

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

POSSESSION: Possession given date of closing subject to the existing lease through February 29, 2016

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.

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

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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CONDUCTED BY

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