

# 376 ACRES – 3 TRACTS ABSOLUTE AUCTION

**PHELPS COUNTY, NE**

**Tuesday, January 27, 10:00 AM**

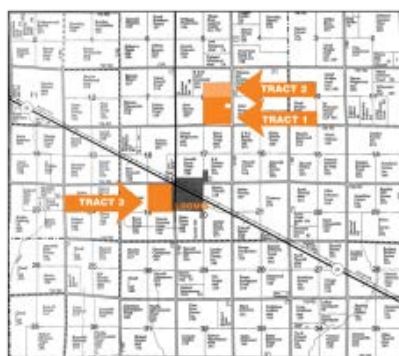
**Loomis, Nebraska**

Auction to be held in the Loomis Community Building located east of Loomis High School in southwest Loomis

## Heirs of Norman & Doris Kjar

Excellent quality pivot sprinkler irrigated cropland, gravity irrigated cropland and dryland - good productive soils -

Acquired by the Kjar family from 1949 to 1969 - this is your opportunity - plan to attend!



### TRACT 1 - 151.28 ACRES



**LOCATION:** From Loomis, 1 mile north on G Rd. and 1/2 mile east on 738 Rd.

**LEGAL DESCRIPTION:** Southeast Quarter of Section 8, Township 6 North, Range 19 West of the 6th P.M., Phelps County, Nebraska, except the previously conveyed home site.

**ABOUT THE LAND:** 151.28 Acres, more or less, according to Phelps County Assessor's records. Excellent quality pivot sprinkler irrigated farm including a 2 year old Valley 7 tower system and 2 year old irrigation well with natural gas available. (powerunit and canopy owned by the tenant - not included). Has 50 acres of water with CNPPID.

**FARM SERVICE AGENCY:**(estimate) 108.4 Acre corn base, 3.7 acre soybean base

**WELL DATA:** (per registration) G-015120, May 2013, 275 ft. deep, 56 ft. static water level, 84 ft. pumping level, 850 GPM

**NATURAL RESOURCES DISTRICT:** The land is located in the Tri-Basin NRD and has certified irrigation rights for 132.61

acres.

**SOIL TYPES:** Predominately Holdrege silt loam with small areas for Detroit silt loam

**2014 TAXES:** \$7,347.52

## TRACT 2 - 82.3 ACRES



**LOCATION:** Adjoins Tract 1 on the north side

**LEGAL DESCRIPTION:** South Half of the Northeast Quarter of Section 8, Township 6 North, Range 19 West of the 6th P.M., Phelps County, Nebraska

**ABOUT THE LAND:** 82.3 Acres, more or less, according to Phelps County Assessor's records. Approx. 38.65 acres of certified irrigated land, approx. 28 acres dryland, the remainder mostly grassland. Has 40 acres of water from CNPPID.

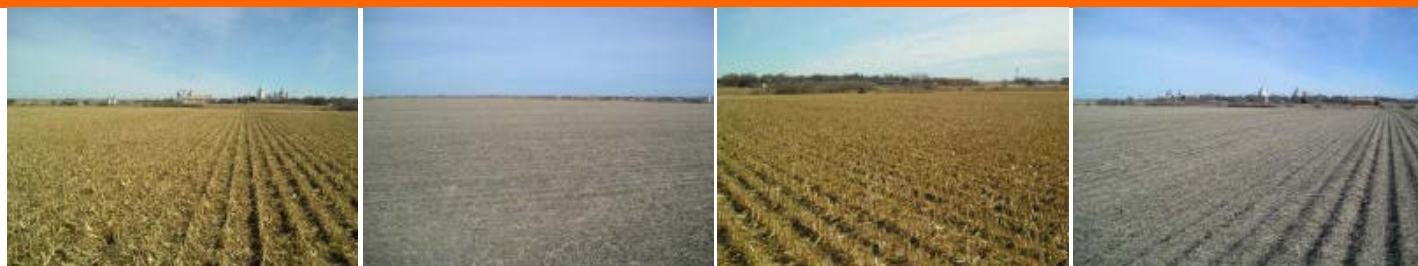
**FARM SERVICE AGENCY:**(estimate) 51 Acre corn base and 1.7 acre soybean base.

**NATURAL RESOURCES DISTRICT:** The land is located in the Tri-Basin NRD and has certified irrigation rights for 38.65 acres

**SOIL TYPES:** Holdrege silt loam

**2014 TAXES:** \$2,872.64

## TRACT 3 - 142.42 ACRES



**LOCATION:** West edge of Loomis

**LEGAL DESCRIPTION:** Part of the Northeast Quarter of Section 19, Township 6 North, Range 19 West of the 6th P.M., Phelps County, Nebraska

**ABOUT THE LAND:** 142.42 Acres, more or less, according to Phelps County Assessor's records. Consisting of approx. 86.46 acres of certified irrigated cropland, the remainder dryland and hayland. Includes an irrigation well with nat. gas available, plus has 40 acres of water from CNPPID. (powerunit on well and the vertical canal water pump are owned by the tenant-not included).

**FARM SERVICE AGENCY:**99.9 Acre corn base, 2.5 acre soybean base

**WELL DATA:** (per registration) G-044799. May 1975, 460 ft. deep, 167ft. static water level, 224 ft. pumping level, 1,200 GPM

**NATURAL RESOURCES DISTRICT:** The land is located in the Tri-Basin NRD and has certified irrigation rights for 86.46 acres

**SOIL TYPES:** Primarily Holdrege silt loam with smaller areas of Coly and Scott silt loam

**2014 TAXES:** \$5,528.22

## METHOD OF SALE

Tract 1 and Tract 2 will be offered separately and together. Tract 3 will sell separately. Auction procedures and increments of bidding are at the discretion of the the auction company.

## TERMS AND CONDITIONS

**PAYMENT:** 20% Deposit day of auction with signing purchase agreement.. The remainder due on or before March 2, 2015.

**POSSESSION:** Possession given date of closing subject to the tenant's rights through February 28, 2016. The buyer shall be entitled to receive the landlord's rental share for the 2015 crop season. (40/60 crop share lease).

**TAXES:** 2014 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.

**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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HOME

