

134.9 ACRES - 3 TRACTS

IRRIGATED CROPLAND
HALL COUNTY, NE

ABSOLUTE AUCTION

Thursday - January 28, 2016 - 10:00 A.M.
Wood River, Nebraska

Auction to be held in Babel's Barn - northwest corner of Wood River



Heirs of Lyle & Jean Jantzi

Highly productive irrigated cropland with primarily Class 1 rated soils - Plan to attend!

TRACT 1 - 80.2 ACRES



LAND LOCATION: From Wood River, 4 miles north on Highway 11, 1 mile west on Husker Hwy. and 1/4 mile north on 150th Rd.

LEGAL DESCRIPTION: North Half of the Southeast Quarter of Section 26, Township 11 North, Range 12 West of the 6th P.M., Hall County, Nebraska

ABOUT THE LAND: 80.2 Acres, more or less, according to Hall County Assessor's records. Consisting of irrigated and approx. 6 acres of non-irrigated land. Includes two irrigation wells, east well with 15HP electric motor and the west well with 40HP electric motor. Includes approx. 930 ft. of 8" white plastic irrigation pipe.

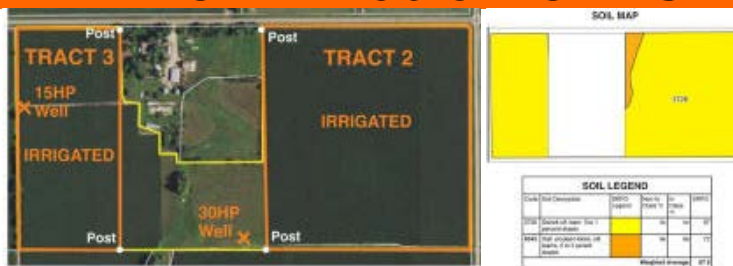
FARM SERVICE AGENCY: Enrolled in the ARC-County program. 68.7 Acre corn base, 165 bu. PLC yield

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has irrigation rights for 70.01 acres.

SOIL TYPES: Primarily Detroit silt loam rated as Class 1 smaller area of Hobbs-Hobbs silt loam rated as Class 2

2015 TAXES: \$7,389.18

TRACT 2 - 36.8 ACRES



LAND LOCATION: 1/4 Mile north of Tract 1

LEGAL DESCRIPTION: Part of the Northeast Quarter of the Northeast Quarter of Section 26, Township 11 North, Range 12 West of the 6th P.M., Hall County, Nebraska

ABOUT THE LAND: 36.8 Acres, more or less, as estimated by surveyor. Consisting of irrigated cropland. Irrigation water is provided by the well on the adjoining property to the west via a well use agreement. Includes approx. 1,200 ft. of 8" white plastic irrigation pipe.

FARM SERVICE AGENCY: Enrolled in the ARC-County program. Estimated 35 acre corn base. 165 bu. PLC yield.

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for approx. 35 acres.

SOIL TYPES: Primarily Detroit silt loam rated as Class 1

2015 TAXES: (estimate) \$3,276

TRACT 3 - 17.9 ACRES



LAND LOCATION: 1/4 Mile west of Tract 2 - next to Stolley Park Rd.

LEGAL DESCRIPTION: Part of the Northwest Quarter of the Northeast Quarter of Section 26, Township 11 North, Range 12 West of the 6th P.M., Hall County, Nebraska

ABOUT THE LAND: 17.9 Acres, more or less, as estimated by surveyor. Consisting of irrigated cropland with irrigation well powered by 15HP electric motor. Includes approx. 1,200 ft. of 8" white plastic pipe.

FARM SERVICE AGENCY: Enrolled in the ARC-County program. Estimated 17 acre corn base. 165 bu. PLC yield

WELL DATA: (per registration) G-020336, May 1959, 57 ft. deep, 34 ft. static water level, 55 ft. pumping level, 600 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for approx. 16.2 acres.

SOIL TYPES: Detroit silt loam rated as Class 1

2015 TAXES: (estimate) \$1,594

METHOD OF SALE

Tract 1 will sell separately. Buyers will have the opportunity to purchase Tract 2 and Tract 3 separately or together. The selling price of each tract will be determined by multiplying the bid by the total acreage figure as stated herein. Auction procedures and increments of bidding are at the discretion of the auction company.

TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement.. The remainder due on or before February 29, 2016.

POSSESSION: Possession given March 1, 2016.

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 shall 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.

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CONDUCTED BY

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