

149.38 ACRES PIVOT IRRIGATED LAND DAWSON COUNTY, NE ABSOLUTE AUCTION

Tuesday, February 16, 10:00 AM
Lexington, Nebraska

Auction to be held in the Holiday Inn Express Conference Center - north of the Lexington I-80 Interchange

Streit Ltd., owner

Excellent quality pivot irrigated cropland with primarily Class 1 rated soils - Plan to attend!



LAND LOCATION: From the northeast corner of Lexington, 4 miles east on Rd. 756 (13th Street) and 1/2 mile north on Rd. 438

LEGAL DESCRIPTION: A tract in the Northeast Quarter of Section 36, Township 10 North, Range 21 West of the 6th P.M., Dawson County, Nebraska

ABOUT THE LAND: 149.38 Acres, more or less, according to Dawson County Assessor's records. Highly Productive pivot irrigated cropland including a Zimmatic 6 tower pivot sprinkler system and two 8" irrigation wells with electric motors. The south well has a newer 30HP motor and the north well includes a 15HP motor. The property includes 10 acres of water right with the Dawson Canal and also 8" irrigation pipe for watering the two west corners.

FARM SERVICE AGENCY: Enrolled in the ARC-County program. 133.1 Acre corn base with 177 bu. PLC yield, 7.2 acre soybeans base with 61 bu. PLC yield.

WELL DATA: (per registration) North well - G-005950, Sept. 1954, 131 ft. deep, 16 ft. static water level, 31 ft. pumping level, 1,200 GPM. South well - G-005952, July 1948, 47 ft. deep, 18 ft. static water level, 32 ft. pumping level, 800 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 143.9 acres.

SOIL TYPES: 94.6% rated as Class 1 irrigated soils consisting of Cozad, Hord and Hall silt loams. 5.4 % rated as Class 2 soils consisting of Cozad and Anselmo fine sandy loams.

2015 TAXES: \$10,593.90

METHOD OF SALE

The selling price will be determined by multiplying the bid by the total taxed assessed acres of 149.38. Auction procedures and increments of bidding are at the discretion of the auction company.

TERMS AND CONDITIONS

PAYMENT: 20% Deposit day of auction with signing purchase agreement.. The remainder due on or before March 18, 2016.

POSSESSION: Possession given date of closing.

TAXES: 2015 and prior years taxes paid by sellers. The 2016 taxes shall be the responsibility of the buyer.

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 irrigation equipment 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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