

183 ACRES - 3 TRACTS IRRIGATED CROPLAND

ABSOLUTE AUCTION

Tuesday, February 17 - 10:00 A.M.

Elm Creek, Nebraska

Auction to be held in the Elm Creek Village Center - north of Highway 30 in west Elm Creek.

Avis D. Nickel Trust & Orville W. Nickel Trust

John Nickel, Rodney Nickel & Brian Nickel, Trustees

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



TRACT 1 - 75.1 ACRES



LAND LOCATION: From the north side of the Elm Creek I-80 Interchange, 1 mile west and 1/4 mile north.

LEGAL DESCRIPTION: Part North Half of the Northeast Quarter of Section 6, Township 8 North, Range 18 West of the 6th P.M., Buffalo County, Nebraska, except the home site of approx. 4.66 acres

ABOUT THE THE LAND: 75.1 Acres, more or less, according to recent survey. Excellent quality irrigated cropland presently pivot sprinkler irrigated. (Note: Pivot system is owned by the tenant-not included). Includes two irrigation wells powered by electric motors, (south well - 15HP, west well - 40HP) and 1,200 ft. of 8" white plastic pipe.

FARM SERVICE AGENCY: (estimate) 28.6 Acre corn base, 12.3 acre wheat base, .5 acre grain sorghum base.

WELL DATA: (per registration) South Well-G-067156, April 2012, 38 ft. deep, 12 ft. static water level, 24 ft. pumping level, 6" pump col., 550 GPM. West Well - G-055419, June 1997, 270 ft. deep, 12 ft. static water level, 175 ft. pumping level, 800 GPM.

SOIL TYPES: 83.6% Cozad silt loam rated as Class 1 & 2, 16.4% Hobbs and Hord silt loams rated as Class 1 and 2.

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 65.8 acres.

2014 TAXES: \$4,472 (estimate)

TRACT 2 - 34.73 ACRES



LAND LOCATION: Southwest of tract 1 (lying east of the home/bldg. site)

LEGAL DESCRIPTION: Part of the West Half of Section 6, Township 8 North, Range 18 West of the 6th P.M., Buffalo County, Nebraska.

ABOUT THE LAND: 34.73 Acres, more or less, according to recent survey. Irrigated cropland with Class 1 rated soils. (Note: Pivot system is owned by the tenant - not include). This property does not include a well. In the past irrigation water was provided by a well on adjoining land.

FARM SERVICE AGENCY: (estimate) 9.4 acre corn base, 4 acre wheat base, .1 acre grain sorghum base.

SOIL TYPES: Cozad silt loam and Hord silt loam soils rated as Class 1.

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 35.8 acres.

2014 TAXES: \$2,531 (estimate)

TRACT 3 - 73 ACRES



LAND LOCATION: West of Tract 2 (west of the home/bldg. site)

LEGAL DESCRIPTION: Part of the West Half of Section 6, Township 8 North, Range 18 West of the 6th P.M., Buffalo County, Nebraska and part of Gov. Lots 7 & 8 in Section 1, Township 8 North, Range 19 West of the 6th P.M., Dawson County, Nebraska.

ABOUT THE LAND: Estimated to be 73 acres, more or less. Consisting of approx. 52.5 acres of irrigated cropland, approx 11 acres of dryland, the remainder mostly hayland and pasture. Includes a Valley 7 tower pivot sprinkler system (south pivot), 2 irrigation wells with electric motors (south well - 15 HP, north well 0 20HP) and 720 ft. of 8" aluminum pipe. The north pivot system is owned by the tenant- not included. (The south well provides water for both pivots).

FARM SERVICE AGENCY: (estimate) 28.5 Acre corn base, 12.2 acre wheat base, .5 acre grain sorghum base.

WELL DATA: (per registration) South well - G-017210, Dec. 2010, 59 ft. deep, 11 ft. static water level, 16 ft. pumping level, 6" pump column, 400 GPM. North well - G-017209. Aug. 1947, 40 ft. deep, 15ft. static water level, 35 ft. pumping level, 900 GPM.

SOIL TYPES: 92.5% Hord silt loam and Cozad silt loam soils rated as Class 1, 7.5% Cozad and Coly-Hobbs silt loams rated as Class 3 & 4

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 52.5 acres.

2014 TAXES: \$3,248 (estimate)

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment day of auction with signing purchase agreement.. The remainder due on or before March 20, 2015.

POSSESSION: Possession given date of closing.

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.

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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