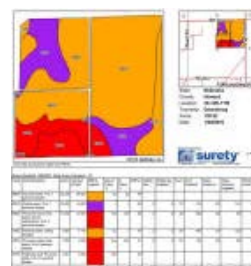


160 ACRES PIVOT IRRIGATED HOWARD COUNTY, NE ABSOLUTE AUCTION

Thursday, February 25th, 2016 - 10:00 AM

Dannebrog, Nebraska

Auction to be held in the Dannebrog Fire Hall



Rod & Pam Clausen, owner

Plan to attend this retirement auction for the Clausens. Selling highly productive irrigated cropland with primarily Class 1 rated soils and near new pivot sprinkler system.



LAND LOCATION: From Dannebrog, 2 miles north on Highway 11 and 1 1/2 miles east on 8th Ave. OR 2 miles northeast of Dannebrog on Liberty Rd.

LEGAL DESCRIPTION: Northeast Quarter of Section 36, Township 14 North, Range 11 West of the 6th P.M., Howard County, Nebraska

ABOUT THE LAND: 160 Acres, more or less, according to Howard County Assessor's records. Includes a 2 year old Reinke 7 tower pivot sprinkler system and 2 year old Western Land Roller pump with 25HP electric motor. Irrigation water is provided by the Farwell Irrigation District with 122.2 acres of water right.

FARM SERVICE AGENCY: Enrolled in the ARC-County program. Total cropland - 141.67 acres. Corn base - 140 Acres with 118 bu. PLC yield.

SOIL TYPES: 83.9% Hord and Ortello loams rated as Class 1 irrigated soils, 10.2% Thurman loamy fine sand rated as Class 3 soil, 6% Thurman fine sandy loam and Valentine soils rated as Class 4 & 6 soils.

2015 TAXES: \$8,609.74

METHOD OF SALE

The selling price will be determined by multiplying the bid by the total tax assessed acres of 160. 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 25, 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 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.

[BACK TO LISTINGS](#)

CONDUCTED BY

MARSHALL

LAND BROKERS & AUCTIONEERS

OF KEARNEY, INC.

308-234-6266

Robin Marshall Miles Marshall

308-234-1607 308-234-9074

MARSHALL
LAND BROKER & AUCTIONEERS
OF KEARNEY, INC.

Office Ph. 308/234-6266 Fax 308/237-7679

HOME