

147.93 ACRES IRRIGATED CROPLAND PHELPS COUNTY, NE ABSOLUTE AUCTION

Wednesday, March 2, 10:00 AM
Holdrege, Nebraska

Auction to be held in the Ag Center next to the Phelps County Fairgrounds in southeast Holdrege

Florence Lindstrom Trust

Jerry Grossart, Trustee

Plan to attend this ABSOLUTE AUCTION of Phelps County irrigated cropland with potential for pivot sprinkler irrigation - Selling to the highest bidder regardless of price!



LAND LOCATION: From Rusty's Fertilizer Plant next to Highway 183 in northern Phelps County, 2 miles west on 747 Rd. and 3/4 mile south on L Rd.

LEGAL DESCRIPTION: Part of the Southeast Quarter of Section 24, Township 8 North, Range 19 West of the 6th P.M., Phelps County, Nebraska, except previously conveyed 8.26 acres, more or less.

ABOUT THE LAND: 147.93 Acres, more or less, according to Phelps County Assessor's records. Gravity irrigated cropland with potential for pivot sprinkler irrigation. Includes an 8" irrigation well with 20 HP electric motor. Includes a building site with older 1 1/2 story home and outbuildings in the southeast corner of the far.

FARM SERVICE AGENCY: Enrolled in the ARC-County program. 120 Acre corn program with 162 bu. PLC yield, 12.1 acre soybeans base with 62 bu. PLC yield.

WELL DATA: (per registration) G-070834, July 1995, 75 ft. deep, 18 ft. static water level, 35 ft. pumping level, 900 GPM.

NATURAL RESOURCES DISTRICT: The land is located in the Tri-Basin NRD and has certified irrigation rights for 140.5 acres.

SOIL TYPES: 60% Kenesaw silt loam and Coly silt loam rated as Class 1 and 2 soils, the remainder mostly Anselmo fine sandy loam, Rusco silt loam and Meadin loamy sand

2015 TAXES: \$13,303.56

METHOD OF SALE

The selling price will be determined by multiplying the bid by the total taxed assessed acres of 147.93. Auction procedures and increments of bidding are at the discretion of auction company.

TERMS AND CONDITIONS

PAYMENT: 20% Deposit day of auction with signing purchase agreement immediately following the auction. The remainder due on or before March 31, 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 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 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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