

77.8 ACRES PIVOT IRRIGATED CROPLAND

ABSOLUTE AUCTION

Tuesday, March 22, 10:00 AM

Overton, Nebraska

Auction to be held in the Overton Family Center at the west edge of Overton

Ourada Family, sellers

Platte Valley pivot sprinkler irrigated cropland with pivot system - powerunit & well - all new in 2013



LAND LOCATION: From Overton, 2 miles west on Highway 30 and 1/2 mile south on Rd. 442

LEGAL DESCRIPTION: West Half of the Southwest Quarter of Section 23, Township 9 North, Range 20 West of the 6th P.M., Dawson County, Nebraska

ABOUT THE LAND: 77.8 Acres, more or less, according to Dawson County Assessor's records. Includes a Valley 8000 7 tower pivot sprinkler system - new in 2013, Chevrolet 454 powerunit with generator-new in 2013, an 8" well with 7.5 HP electric motor.

FARM SERVICE AGENCY: Enrolled in the ARC - County program. 69.8 Acre corn base with 146 bu. PLC yield

WELL DATA: (per registration) Center well - G-020806, January 2013, 300 ft. deep, 10 ft. static water level, 30 ft. pumping level, 900 GPM. Southwest well - G009344, October 1953, 35 ft. deep, 10 ft. static water level, 21 ft. pumping level, 800 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Cental Platte NRD and has certified irrigation rights for 74.3 acres.

SOIL TYPES: 38.2% Cozad silt loam rated as Class 1, 39.1% Rusco silt loam rated as Class 2, 11.9% Gosper loam & Wood River - Gayville complex rated as Class 3, 10.7% Cozad silt loam rated as Class 4

2015 TAXES: \$4,356.76

TERMS AND CONDITIONS

PAYMENT: 20% Deposit day of auction with signing purchase agreement immediately following the auction. The remainder due on or before April 14, 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.

METHOD OF SALE: The selling price will be determined by multiplying the bid by 77.8. 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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