

# 471.64 ACRES CROPLAND & PASTURE

## ABSOLUTE AUCTION

Thursday, March 24, 10:00 AM

Elwood, Nebraska

Auction to be held in the Legion Hall at the Gosper County Fairgrounds in Elwood

## Full Circle Farms

Sam & Karen Lange, owners

Exceptionally well located land next to Highway 283 midway between Elwood and Arapahoe. Cropland & pastureland with areas of natural habitat. Selling at ABSOLUTE AUCTION to the highest bidder - plan to attend.



**LAND LOCATION:** From Elwood, 9 miles south on Highway 283 or from Arapahoe, 9 miles north on Highway 283. (corner of Hwy. 283 and Rd 733)

**LEGAL DESCRIPTION:** Northeast Quarter of Section 34 and North Half of Section 35, Township 6 North, Range 23 West of the 6th P.M., Gosper County, Nebraska

**ABOUT THE LAND:** 471.64 Acres, more or less, according to Gosper County Assessor's records. Consisting of 235.2 acres of non-irrigated, remainder pastureland with areas of natural habitat providing a haven for wildlife. Water for livestock is provided by an electric submersible well at the older building site, a dam and dugouts.

**FARM SERVICE AGENCY:** Total cropland - 235.2 acres. Enrolled in the ARC-County program. 42.5 Acre corn base, 61 acre soybeans base, 30.8 acre wheat base, 69 acre sunflowers base.

**SOIL TYPES:** Soils of the cropland are predominantly Holdrege silt loam. The pastureland soil Coly-Uly-Hobbs silt loams.

**2015 TAXES:** \$7,222.58

## TERMS AND CONDITIONS

**PAYMENT:** 20% Deposit day of auction with signing purchase agreement. 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.

**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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