

198.52 ACRES IRRIGATED CROPLAND BUFFALO COUNTY, NE ABSOLUTE AUCTION

**Tuesday, March 29, 2016 - 10:00 AM
Kearney Nebraska**

Auction to be held in the Extension Service Building next
to the south side of the Buffalo County Fairgrounds.

Bombeck Farms

Pivot sprinkler and gravity irrigated cropland - Selling at ABSOLUTE AUCTION to the highest bidder
- Plan to attend.



LAND LOCATION: Southeastern Buffalo County - south of the Platte River. From the Shelton I-80 Interchange, 1.5 miles south, 2 miles west on 24 Rd. and 1/2 mile south on Sioux Rd. Or from the Gibbon I-80 Interchange, 1.7 miles south, 2.5 miles east on Elm Island Rd., 1/2 mile north on Sometown Rd. and 1 mile east on 17th Rd.

LEGAL DESCRIPTION: Part of the Southwest Quarter of Section 3, excluding the home site/pasture of approx. 11.8 acres, Lot 6 in Section 10, all in Township 8 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska.

ABOUT THE LAND: 198.52 Acres, more or less, according to Buffalo County Assessor's records. Approx. 174.7 acres of pivot sprinkler irrigated and gravity irrigated cropland, approx. 14 acres of non-irrigated cropland, the remainder is mostly treed area along the river channel providing natural habitat. Includes a T-L 8 tower pivot sprinkler system and two irrigation wells, one with 15HP electric motor. (Note: Cummins powerunit, pivot bridges and irrigation pipe is owned by the tenant - no included.)

FARM SERVICE AGENCY: Enrolled in the ARC-County program. Corn base - 186.1 acres.

WELL DATA: (per registration) North Well - G-014798, June 1988, 104 ft. deep, 9 ft. static water level, 36 ft. pumping level, 1,200 GPM. Center well - G-041022, Nov. 1973, 91 ft. deep, 5 ft. static water level, 35 ft. pumping level, 1,150 GPM.

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 174.72 acres.

SOIL TYPES: Soils of the cropland: approx 55.2% Platte - Bolent complex, 35.9% Wahn loam and Leshara & Gibbon silt loams, the remainder mostly Alda fine sandy loam.

2015 TAXES: \$13,900.22

TERMS AND CONDITIONS

PAYMENT: 20% Deposit day of auction with signing purchase agreement immediately following the auction. The remainder due on or before April 20, 2016.

POSSESSION: Full possession upon closing. The buyer shall be allowed access for field work as of the date of the auction.

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 198.52. 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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