

80 ACRES PIVOT IRRIGATED LAND

ABSOLUTE AUCTION

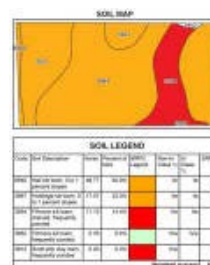
Tuesday, April 5, 10:00 AM

Bertrand, Nebraska

Auction to be held in the Bertrand Community Building in southeast Bertrand

Eugene R. Hanson Farmland Trust

Scott H. Trusdale, Trustee



LAND LOCATION: From Bertrand, 2 miles west on Highway 23 and 3 miles north on Rd. 436. From Smithfield, 1/2 mile north on Rd. 433, 3 miles east on Rd. 742 and 1/2 mile north on Rd. 436.

LEGAL DESCRIPTION: South Half of the Northwest Quarter of Section 11, Township 7 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

ABOUT THE LAND: 80 Acres, more or less, according to Gosper County Assessor's records. Includes a Reinke 8 tower pivot system, 8" well with Case IH P110 diesel powerunit (well & powerunit new in 2013) and 80 acres of CNPPID water with a diesel pump.

FARM SERVICE AGENCY: Enrolled in the ARC-CO program. 72.1 Acre corn base with 190 bu. PLC yield, 4.9 acre

soybeans base with 54 bu. PLC yield, .1 acre grain sorghum base with 60 bu. PLC yield.

WELL DATA: (per registration) G-167697, May 2013, 280 ft. deep, 92 ft. static water level, 142 ft. pumping level, 850 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Tri-Basin NRD and has certified irrigation rights for 79 acres.

SOIL TYPES: 84.9% Rated as Class 1 Holdrege & Hall silt loam, the remainder mostly Fillmore silt loam.

2015 TAXES: \$3,559.40

TERMS AND CONDITIONS

PAYMENT: 20% Deposit day of auction with signing purchase agreement immediately following the auction. The remainder due on or before April 28, 2016.

POSSESSION: Possession given date of 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 80. 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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