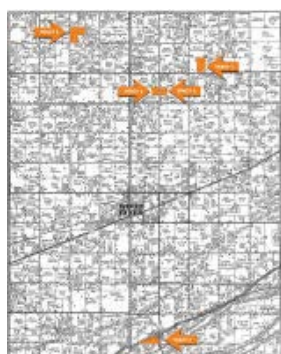


358 ACRES – 5 TRACTS Hall County, Nebraska

ABSOLUTE AUCTION

Monday, September 21, 10:00 AM
Wood River, Nebraska

Auction to be held in Babel's Barn - northwest edge of Wood River



Arthur Senseney Trust June Senseney Trust

David Senseney & Steven Senseney, Co - Trustees

Excellent quality land with highly productive soils - Plan to attend!

TRACT 1 - 77.99 ACRES



Soil Map

Soil data provided by USDA and NRCS.

Area	Symbol	NEPDS	Soil Area	Version	%S		
Code	Soil Description	Acres	Percent of Acre	SRPD Legend	Map to Class %	Soil Class	SRPD
0100	Densol silt loam, 0 to 1 percent slopes	77.97	100.0%		82	84	87
					Weighted Average	87	



LOCATION: From Wood River, 4 miles north on Highway 11 and 2 1/4 miles east on Husker Hwy.

LEGAL DESCRIPTION: East half of the Southwest Quarter of Section 28, Township 11 North, Range 11 West of the 6th P.M., Hall County, Nebraska, except the building site.

ABOUT THE LAND: 77.99 Acres, more or less, according to Hall County Assessor's records. Consisting of highly productive irrigated cropland with Class 1 rated soils, 8" well with 20HP electric motor and 8" irrigation pipe. In 2013 a new Western Land Roller pump was installed in the well by Fairbanks Irrigation, Inc.

FARM SERVICE AGENCY: Total cropland - 76.15 acres. Corn base - 75.99 acres with PLC yield of 127 bushels.

WELL DATA: (per registration) G-020295, August 1982, 75 ft. deep, 36 ft. static water level, 46 ft. pumping level, 900 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 76.2 acres.

SOIL TYPES: Detroit silt loam rated as Class 1 irrigated soil

2014 TAXES: \$6,539.26

TRACT 2 - 39.91 ACRES



LOCATION: From Wood River, 3 miles north on Highway 11, 1 mile east on Schimmer Dr. and 1/4 mile north on 130th Rd.

LEGAL DESCRIPTION: Northwest Quarter of the Southwest Quarter of Section 32, Township 11 North, Range 11 West of the 6th P.M., Hall County, Nebraska.

ABOUT THE LAND: 39.91 Acres, more or less, according to Hall County Assessor's records. Consisting of approx. 16.4 acres of hay land, the remainder pastureland and building site. Includes a two bedroom home with propane forced air furnace and central air conditioning, wood frame barn, wood frame garage, two sheds and submersible well.

FARM SERVICE AGENCY: Total cropland- 16.39 acres. Corn base - 5.9 acres with PLC yield of 113 bushels

SOIL TYPES: 55.5% Detroit silt loam rated as Class 2 non-irrigated, 44.5% Hall-Hobbs rated as Class 2 non-irrigated

2014 TAXES: \$2,326.32

TRACT 3 - 40.13 ACRES



LOCATION: Across the road west of Tract 2

LEGAL DESCRIPTION: Northeast Quarter of the Southeast Quarter of Section 31, Township 11 North, Range 11 West of the 6th P.M., Hall County, Nebraska

ABOUT THE LAND: 40.13 Acres, more or less, according to Hall County Assessor's records. Consisting of 29.5 acres of irrigated cropland with Class 1 rated soils, the remainder building site and grass area. Includes an 8" irrigation well powered by a GM diesel powerunit with (2) 300 gallon fuel tanks, 8" irrigation pipe, 2 story 4 bedroom home with 1 1/2 baths (note:

basement has had water damage), Hi Plains 40 ft. by 50 ft. slant wall building with concrete floor, 2 car garage building, (3) steel grain bins consisting of approx. 4,000 bu., 3,500 bu. and 3,000 bu. and a submersible well.

FARM SERVICE AGENCY DATA: Total cropland - 29.58 acres. Corn base - 29.52 acres with PLC yield of 127 bushels.

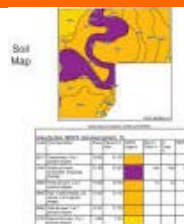
WELL DATA: (per registration) G-012192, January 1942, 37 ft. pumping level, 800 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 29.5 acres

SOIL TYPES: 99.8% Detroit silt loam rated as Class 1 irrigated soil

2014 TAXES: \$4,712.64

TRACT 4 - 118.34 ACRES



LOCATION: From Wood River, 5 miles north on Highway 11 and 1 3/4 miles west on Stolley Park Rd.

LEGAL DESCRIPTION: Northeast Quarter of the Southwest Quarter and part of the West Half of the Southwest Quarter of Section 23, Township 11 North, Range 12 West of the 6th P.M., Hall County, Nebraska, except the home site.

ABOUT THE LAND: 118.34 Acres, more or less, according to Hall County Assessor's records. Consisting of Approx. 89.5 acres of non-irrigated cropland, the remainder is Prairie Creek and treed area - natural habitat with abundant wildlife.

FARM SERVICE AGENCY: Total cropland - 89.58 acres. Corn base - 89.35 acres with PLC yield of 127 bushels

SOIL TYPES: Soils of the cropland consist of mostly Cozad silt loam, Hord silt loam and Hall silt loam - all Class 2 rated non-irrigated soils.

2014 TAXES: \$3,616.32

TRACT 5 - 81.76 ACRES



LOCATION: From the Wood River Interstate 80 Interchange, 1/4 mile south (west side of Highway)

LEGAL DESCRIPTION: Part of the Southeast Quarter of the Southwest Quarter and part of the South Half of the Southeast

Quarter and part of the Northeast Quarter of the Southeast Quarter, all in Section 7, Township 9 North, Range 11 West of the 6th P.M., Hall County, Nebraska.

ABOUT THE LAND: 81.76 Acres, more or less according to Hall County Assessor's records. Consisting of approx. 57.9 acres of non-irrigated cropland, approx. 9 acres of hay meadow, the remainder mostly treed area. Well located property with frontage on Interstate 80 and Highway 11.

FARM SERVICE AGENCY: Total cropland - 57.97 acres. Corn base - 57.84 acres with PLC yield of 127 bushels.

SOIL TYPES: Primarily Platte -Bolent Complex and Inavole loamy fine sand rated as Class 4 & 6 soils

2014 TAXES: \$1,900.40

METHOD OF SALE

The five tracts will sell separately and will not be combined. The selling price of each tract will be determined by multiplying the bid by the total tax assessed acreage figure as stated herein. Auction procedures and increments of bidding are at the discretion of the auction company.

TERMS AND CONDITIONS

PAYMENT: 20% Deposit day of auction with signing purchase agreement immediately following the auction. Remainder due on or before November 18, 2015

POSSESSION: Possession given date of closing subject to the tenant's rights through February 29, 2016

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, internet, 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.

[BACK TO LISTINGS](#)

CONDUCTED BY
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[HOME](#)