

CROPLAND & PLATTE RIVER ACCRETION LAND

ABSOLUTE AUCTION

Monday, September 12, 10:00 AM

Wood River, Nebraska

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

City of Wood River, owner

***Exceptionally well located - Easy access from Interstate 80 - Frontage on Highway 11**

***A unique property - Platte River accretion land providing recreational opportunities**

- Productive cropland with income potential



LAND LOCATION: From the Wood River I-80 Interchange, 1/3 mile south on Highway 11.

LEGAL DESCRIPTION: Part of Gov. Lots 1 & 2, Section 18, Township 9 North, Range 11 West of the 6th P.M., Hall County, Nebraska, plus accretion thereto

ABOUT THE LAND: 62.94 Acres, more or less, of deeded land (according to recent survey), plus nearly 1/2 mile of Platte River accretion land estimated by a survey in 2012 to be 40.5 acres, more or less, at that time. The deeded land consists of 42 acres of certified irrigated cropland, approx. 17 acres of non-irrigated cropland, the remainder mostly grassland. Irrigation water will be provided via a well use agreement for the use of the existing well located on a strip of land being retained by the City of Wood River. The accretion land consists of wooded areas, vegetation and amazing natural habitat.

FARM SERVICE AGENCY: Enrolled in the ARC-CO program. 51.61 acre corn base with 151 bu. PLC yield, 7.59 acre soybeans base with 39 bu. PLC yield

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 42.02 acres.

2015 TAXES: \$ (estimate) \$4,773.54

TERMS AND CONDITIONS

PAYMENT: 20% Deposit day of auction with signing purchase agreement. The remainder due on October 18, 2016.

POSSESSION: Possession given upon closing subject to the tenant's rights to the cropland through November 1, 2016.

TAXES: Hall County Assessor indicates the property will be exempt for 2016 taxes.

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 property shall sell in its entirety as one tract. . Auciton procedures and increments of bidding are at the descretion of the auciton 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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