

189.65 ACRES CROPLAND & RECREATIONAL

ABSOLUTE AUCTION

Tuesday, September 20, 2016 - 10:00 AM
Cozad, Nebraska

Auction to be held in Chipper Hall at 144 E. 8th St. in downtown Cozad

Gauger Farm

Shirley Gauger Blank, owner

- A unique property surrounded by Gallagher Canyon Reservoir - Amazing natural habitat and abundant wildlife - Recreational opportunities plus highly productive irrigated cropland with excellent soils & natural fertility.
- Ownership has remained in the Kugler & Gauger families for 118 years - this is your opportunity!
- Selling at absolute auction to the highest bidder regardless of price.

HISTORY

- * May 10, 1898 - Original Homestead Deed to John G. Kugler
- * 1940's - Gallagher Canyon Reservoir was created - Dams, lakes and canals were built from Lake McConaughy to Johnson Lake and eastward. The Tri-County project provided irrigation and promoted wildlife refuge on this property.
- * 1960's - Jeanette Kugler Gauger, owner, utilized the property as farming operation as well as recreational activities. Two cabins were added.
- * 1970's - L.K. Gauger added a landing strip in the northwest pasture and two hangars for his two airplanes.





LAND LOCATION: From the Cozad I-80 Interchange, 8 1/2 miles south on Highway 21 and 1/2 mile east. From Johnson Lake, 7 miles west on Rd. 751, 1/2 mile north on Highway 21 and 1/2 mile east.

LEGAL DESCRIPTION: Part of the Northeast Quarter of Section 30 and part of the Southeast Quarter of Section 19, Township 9 North, Range 23 West of the 6th P.M., Dawson County, Nebraska.

ABOUT THE LAND: 189.65 Acres, more or less, according to Dawson County Assessor's records. Consisting of approx. 100.5 acres of irrigated cropland with highly productive soils, approx. 6.5 acres of non-irrigated cropland, the remainder is mostly pasture/hayland, wooded canyon areas and natural habitat - next to Gallagher Canyon. A haven for wildlife. The property has 90 acres of CNPPID irrigation water via 2 pumping locations and underground pipe from south pump site to the Southside of the south field. Includes a 24 ft. by 24 ft. storage building with concrete floor, overhead door, metal roof & a covered lean-to, 2 open front sheds and an older cabin. Note: The irrigation pipe and pumps are owned by the tenant and not included.

FARM SERVICE AGENCY: Enrolled in the ARC County program. 76 Acre corn base with 162 bu. PLC yield, 25.4 acre soybeans base with 48 bu. PLC yield.

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 100.56 acres (surface water).

SOIL TYPES: Soils of the cropland are approx. 91.5% Holdrege silt loam rated as Class 1 and 2 soils. The remainder is Fillmore silt loam and Coly, Uly-Hobbs silt loams.

2015 TAXES: \$4,758.48

The selling price will be determined by multiplying the bid by the total tax assessed acres of 189.65. Auction procedures and increments of bidding are at the discretion of the auction company.

TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing of purchase agreement. The remainder due on or before November 1, 2016.

POSSESSION: Possession given date of closing subject to the tenant's right to harvest the crop. Seller shall retain the 2016 cropland rent.

TAXES: 2016 and prior years taxes paid by sellers.

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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