

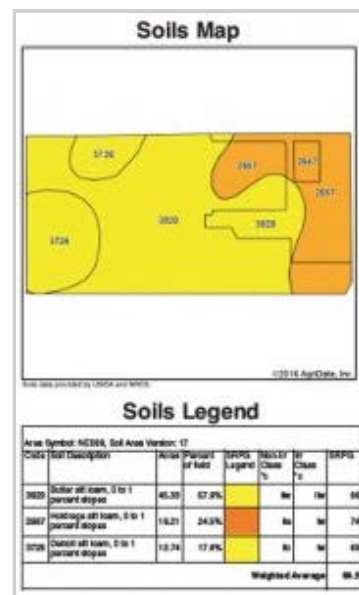
January 24 – Land Auction – Kearney  
County, Nebraska

**SOLD – \$7,400/Acre**  
**79.79 ACRES**  
**IRRIGATED CROPLAND &**  
**BLDG.**  
**SITE W/REMODELED HOME**  
**ABSOLUTE AUCTION**

Tuesday, January 24th – 10:00 AM  
Axtell, Nebraska  
Auction to be held in the Axtell Community Hall in downtown  
Axtell

**Janet Swedburg**  
**Owners**

Highly productive irrigated cropland and building site with an  
extensively remodeled home, outbuildings and grain facilities –  
selling at absolute auction to the highest bidder – Plan to  
attend!



**LAND LOCATION:** From Axtell, 3/4 mile south on 23 Rd.

**LEGAL DESCRIPTION:** Part of the North Half of the Northwest Quarter of Section 27, Township 6 North, Range 16 West of the 6th P.M., Kearney County, Nebraska

**ABOUT THE LAND:** 79.79 Acres, more or less, according to Kearney County Assessor's records.

Consisting of approx. 69 acres of irrigated cropland, the remainder mostly building site. The farm has 70 acres of CNPPID canal water and includes approx. 5,000 ft. of 8" irrigation pipe. **BUILDING SITE:**

1 1/2 Story home extensively remodeled in 2001 with new wiring, plumbing, insulation, sheet rock, Pella & Anderson windows, Soderquist custom cabinets, granite & marble counter tops, includes kitchen appliances, walk-in pantry, main floor laundry room, mostly wood and tile floors on the main floor, lots of unique lighting, above & below cabinets and track lighting, living room with fireplace, main floor master suite with walk-in closet and large master bathroom with whirlpool tub, 2nd level family room w/sky lights and bedroom/den, basement includes a family room w/bar & cabinets and a non-conforming bedroom, Carrier propane furnace new in 2002, central air unit new in approx. 2003, water

softener and (2) 40 gal. hot water heaters. New septic system in 2001, 14 1/2 ft. by 44 ft. wood deck on the east side of the house. Main floor of the house is approx. 1,660 sq. ft. Outbuildings include 28 ft. by 80 ft. shop bldg. w/(2) overhead doors w/elec. openers, upright air compressor, concrete floor & office in the corner, (2) 40 ft. by 100 ft. open front/metal sided pole sheds, 24 ft. by 26 ft. woodframe storage bldg. w/concrete floor, woodframe barn for storage, 17 ft. by 33 ft. wood frame storage bldg. w/concrete floor, woodframe barn & corrals w/loading chute, open front 35 ft. by 50 ft. bldg. w/concrete floor, 14 ft. by 26 ft. garage w/concrete floor, grain facilities with approx. 50,000 bu. capacity in steel bins, elevator leg, 700 bu. overhead bin, 700 bu. unloading pit. The building site is well protected by mature shelter belts.

**FARM SERVICE AGENCY:** Enrolled in the ARC-County program. 57 Acre corn base with 169 bu. PLC yield.

**NATURAL RESOURCES DISTRICT:** The land is located in the Tri-Basin NRD and has certified irrigation rights for 62.3 acres (surface water)

**SOIL TYPES:** 57.9% Butler silt loam rated as Class 2, 24.5% Holdrege silt loam rated as Class 1, 17.6% Detroit silt loam rated as Class 1.

**2015 TAXES:** \$4,525.04

## TERMS AND CONDITIONS

**PAYMENT:** 20% Deposit due day of auction with signing purchase agreement immediately following the auction. The remainder due on or before March 1, 2017

**POSSESSION:** Possession given date of closing subject to the the seller's rights to live in the house through April 30, 2017

**TAXES:** 2016 and prior years taxes paid by seller. The 2017 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 seller 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 79.79. 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 is 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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