

February 7- Land Auction, Hall County,
Nebraska

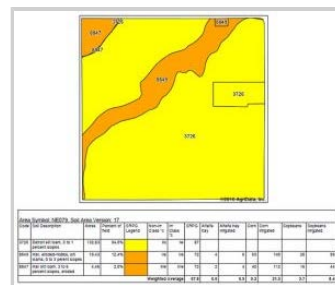
SOLD – \$8,500/Acre
161.81 ACRES
PIVOT IRRIGATED FARM
HALL COUNTY, NE
ABSOLUTE AUCTION

Tuesday, February 7th – 10:00 AM
Wood River, Nebraska

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

**Irene Rose Thelen Revocable
Trust**
Greg Thelen, Trustee

Highly productive irrigated cropland with new Valley pivot
sprinkler and Class 1 rated soils – owned by the Thelen family
since 1928 – this is your opportunity – selling at absolute
auction to the highest bidder!



LOCATION: From Wood River, 5 1/2 miles north on Highway 11 and 1/2 mile east on Stolley Park Rd.

LEGAL DESCRIPTION: Northeast Quarter of Section 30, Township 11 North, Range 11 North, Hall County, Nebraska

ABOUT THE LAND: 161.81 Acres, more or less, according to Hall County Assessor's records. An excellent quality pivot sprinkler irrigated farm with a Valley 7 tower system – new in 2016 and building site with older home and outbuildings. Includes 3 irrigation wells of which 2 are presently being used. The northwest well has been powered by a diesel power unit (power unit – not included), the well near the center has a 20 HP electric motor and the south well is presently unused – does not include a pump.

FARM SERVICE AGENCY: Enrolled in the ARC-County program. 109.1 Acre corn base with 194 bushel PLC yield.

NATURAL RESOURCES DISTRICT: The land is located in the central Platte NRD and has certified irrigation rights for 146.1 acres

WELL DATA: (per registration) Northwest Well – G-007801, May 1980, 220 ft. deep, 40 ft. static water level, 119 ft. pumping level, 8" pump column, 850 GPM. Center Well – G037224. April 1972, 69 ft. deep, 42 ft. static water level, 62 ft. pumping level, 6" pump level, 500 GPM. South Well – G-007798, December 1949, 61 ft. deep, 38 ft. static water

level,

SOIL TYPES: 84% Detroit silt loam rated as Class 1, 12.4% Hall -Hobbs rated as Class 2, 2.8% Hall silt loam rated as Class 3

2016 TAXES: \$14,782.06

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing of purchase agreement. The remainder due on or before March 9, 2017.

POSSESSION: Possession given date closing.

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 shall 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.

METHOD OF SALE: The selling price will be determined by multiplying the bid by the total tax assessed acres of 161.81. Auction procedures and increments of bidding are at the discretion of the auction company.

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.

Acres 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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