

March 14 – Land Auction – Buffalo County,
Nebraska

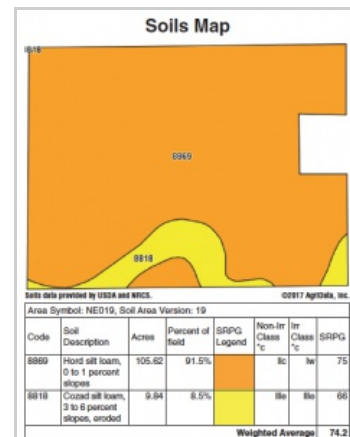
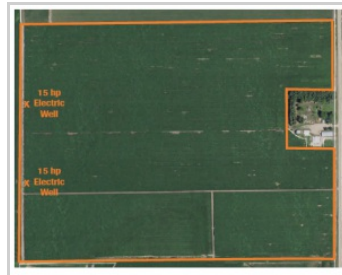
115.9 ACRES IRRIGATED CROPLAND ABSOLUTE AUCTION

Tuesday, March 14 – 10:00 A.M.
Kearney, Nebraska

Auction to be held in the Harvest Room at the Buffalo County
Fairgrounds

Dorothy G. Miller, owner

- **Highly productive irrigated cropland with Class 1 rated soils**
- **Two irrigation wells each powered by an electric motor**
- **Owned by the same family since 1945**
- **Selling at absolute auction regardless of price**



LAND LOCATION: From the west edge of Gibbon, 1 mile south of Highway 30 on Gibbon Road.

LEGAL DESCRIPTION: North Half of the Southeast Quarter and the North Half of the South Half of the Southeast Quarter of Section 23, Township 9 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska, except the home/building site

ABOUT THE LAND: 115.8 Acres, more or less, (precise acreage figure to be determined by survey prior to auction date). Highly productive irrigated cropland with primarily Class 1 rated soils. Includes two 8" irrigation wells each

with 15 HP electric motor.

FARM SERVICE AGENCY: Enrolled in the ARC-County program, 108 acre corn base with 171 bu. PLC yield, 6 acre soybeans base with 51 bu. PLC yield.

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for approx.. 115.5 acres

WELL DATA: (per registration) **North Well**, G-101119, January 1960, 60 ft. deep, 8" pump column, 1,025 GPM. **South Well**, G-018014, April 1956, 73 ft. deep, 16 ft. static water, 26 ft. pumping level, 8" pump column, 1,200 GPM.

SOIL TYPES: 91.5% Hord silt loam rated as Class 1, 8.5% Cozad silt loam rated as Class 3

2016 TAXES: (estimate) \$10,480

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before April 14, 2017

POSSESSION: Possession given date of closing subject to the existing cash lease through Feb. 28, 2018. The purchaser shall be entitled to receive the 2017 rental payment.

TAXES: 2016 and prior years taxes paid by seller.

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.

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.

METHOD OF SALE: The selling price will be determined by multiplying the bid by the total surveyed acreage figure. Auction procedures and increment 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.

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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