

November 7 – 79.6 Acres – Dawson
County, Nebraska

**79.6 ACRES
PIVOT IRRIGATED
ABSOLUTE AUCTION
SOLD – \$6,500/Acre**

Tuesday, November 7- 10:00 A.M.

Overton, Nebraska

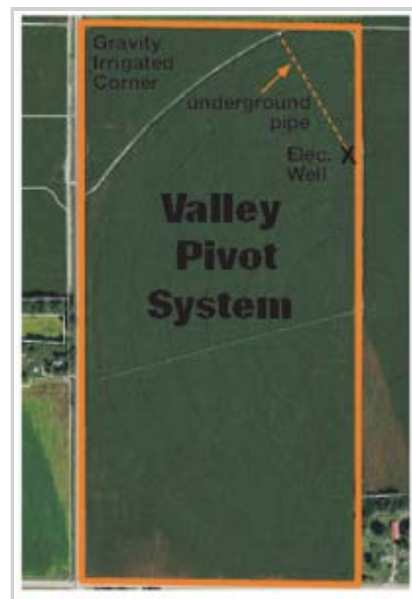
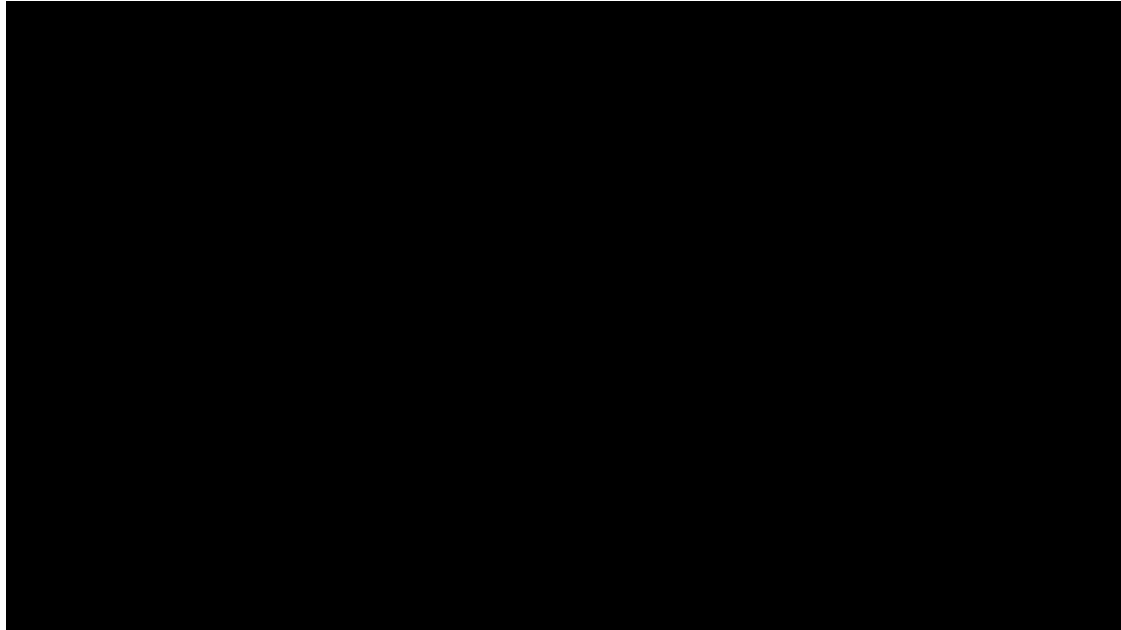
Auction to be held in the Overton Family

Center – west edge of Overton

**Ritch Blythe
Owner**

Highly productive pivot sprinkler irrigated

cropland with late model Valley pivot system and Class 1 rated soils



LAND LOCATION: From Overton, 1 ¼ miles north on Rd. 444 (blacktop) and 1 mile east on Rd. 755

LEGAL DESCRIPTION: West Half of the Southwest Quarter of Section 5, Township 9 North, Range 19 West of the 6th P.M., Dawson County, Nebraska

ABOUT THE LAND: 79.6 Acres, more or less, according to Dawson County Assessor's records. Includes a Valley 800 7 tower pivot system (new in 2011) and an 8" well with electric motor.

FARM SERVICE AGENCY: Corn base – 79.9 Acres with 170 bu. PLC yield, soybeans base – .1 acre with 41 bu. PLC yield

WELL DATA: (per registration) G-010571, May 1975, 83 ft. deep, 32 ft. static water level, 70 ft. pumping level, 1,100 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 75.3 acres

SOIL TYPES: 80.6% Cozad silt loam rated as Class 1, 8.1% Hord silt loam rated as Class 1, 11.1% Cozad silt loam rated as Class 2

2016 TAXES: \$5,322.62



TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before December 12, 2017.

POSSESSION: Possession given date closing.

TAXES: 2017 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 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

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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