

November 28 – 3 Farms – Hall & Buffalo
Counties, Nebraska

**3 IRRIGATED FARMS
HALL & BUFFALO
COUNTIES, NE
ABSOLUTE AUCTION**

Tract 1 – SOLD – \$8,425/Acre, Tract 2 – SOLD – \$3,800/Acre,
Tract 3 – SOLD – \$3,400/Acre

Tuesday, November 28, 10:00 a.m.

Wood River, Nebraska

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

**Wiseman Family
Owners**



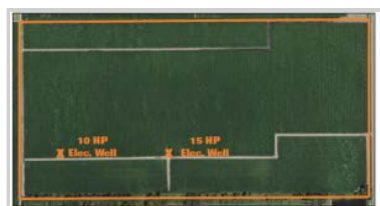
TRACT 1



TRACT 2



TRACT 3



TRACT 1



TRACT 2



TRACT 3

TRACT 1 – 80.12 ACRES HALL COUNTY



LOCATION: From Wood River, 2 ½ miles north on Hwy. 11, 1 mile west on Wildwood Dr. and ¼ mile north on 150 Rd.

LEGAL DESCRIPTION: North Half of the Southeast Quarter of Section 2, Township 10 North, Range

12 West of the 6th P.M., Hall County, Nebraska

ABOUT THE LAND: 80.12 Acres, more or less, according to Hall County Assessor's records. Highly productive irrigated cropland with two irrigation wells, 1 – 15 HP, 1- 10 HP electric motors.

FARM SERVICE AGENCY: Corn base – 79 Acres with 148 bu. PLC yield

WELL DATA: (per registration) **EAST WELL** – G-053733, April 1976, 65 ft. deep, 44 ft. static water level, 60 ft. pumping level, 600 GPM. **WEST WELL** – G-009618, Oct. 1956, 67 ft. deep, 1,000 GPM

NATURAL RESOURCES DISTRICT: The land is located in Central Platte NRD and has certified irrigation rights for 80.5 acres

SOIL TYPES: Detroit silt loam, rated as Class 1

2016 TAXES: \$7,296.72

TRACT 2 – 162.59 ACRES HALL COUNTY



LOCATION: From Wood River, ¼ mile east on Hwy. 30, 2 ½ miles south on 130 Rd. and ½ mile east Cedarview Rd.

LEGAL DESCRIPTION: Northwest Quarter of the Southeast Quarter and Lots 1 & 2 MLD and Lot 1 ISL all in Section 32, Township 10 North, Range 11 West of the 6th P.M., Hall County, Nebraska

ABOUT THE LAND: 162.59 Acres, more or less, according to Hall County Assessor's records.

Consisting of a pivot irrigated farm including a T-L pivot system, 8" well, John Deere diesel powerunit and 1,000-gallon fuel tank. The southeast corner of the farm includes a sand pit – dugout many years ago.

FARM SERVICE AGENCY: Corn base – 114 Acres with 148 bu. PLC yield.

WELL DATA: (per registration) G-046846, July 1973, 65 ft. deep, 5 ft. static water level, 30 ft. pumping level, 900 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 116.8 acres

SOIL TYPES: 83% Platte -Bolent complex rated as Class 4, the remainder Wann, Lex silt loam & others, rated as Class 2 and 3

2016 TAXES: \$8,411.66

TRACT 3 – 137.95 ACRES BUFFALO COUNTY



LOCATION: From Gibbon, 2 miles west on Hwy. 30, 2 ¾ miles south on Maple Rd. and ¼ mile west on Coal Chute Rd.

LEGAL DESCRIPTION: Lots 1 & 2 and part of Lots 6 & 7 in Section 4, Township 8 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska

ABOUT THE LAND: 137.95 Acres, more or less, according to Buffalo County Assessor's records. Gravity flow irrigated cropland with excellent potential for pivot sprinkler irrigation. Includes two 8" irrigation wells with electric motors.

FARM SERVICE AGENCY: Corn base – 128.9 Acres with 121 bu. PLC yield

WELL DATA: (per registration) **EAST WELL**, G-058963, April 1977, 65 ft. deep, 4 ft. static water level, 21 ft. pumping level, 1,200 GPM. **WEST WELL**, G-015997, May 1962, 50 ft. deep, 4 ft. static water level, 15 ft. pumping level, 1,100 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 128.4 acres.

SOIL TYPES: 56% Lex silt loam rated as Class 3, 25.1% Platte soils rated as Class 4, 19% Leshara and Gibbon silt loams rated as Class 2

2016 TAXES: \$11,513.70

TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement. The remainder due on or before January 17, 2018.

POSSESSION: Buyer of the Buffalo county farm will receive full possession March 1, 2018. The other farms are subject to existing leases which run through Feb. 28, 2019. Buyers shall be entitled to receive the 2018 landlord's rental income.

TAXES: 2017 and prior years taxes paid by sellers. The 2018 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 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 properties 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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