

November 29 – 3 Farms – Sherman  
County, Nebraska

**3 FARMS  
SHERMAN COUNTY,  
NE  
ABSOLUTE AUCTION**

**Tract 1 – SOLD – \$6,900/Acre, Tract 2 – SOLD – \$2,150/Acre,  
Tract 3 – SOLD – \$2,050/Acre**

**Wednesday, November 29 – 10:00 A.M.**

**Ravenna, Nebraska**

**Auction to be held in the Ravenna City**

**Auditorium**

**Wiseman Family,  
Owners**

# Well located land – pivot irrigated, dryland and pasture – plan to attend!



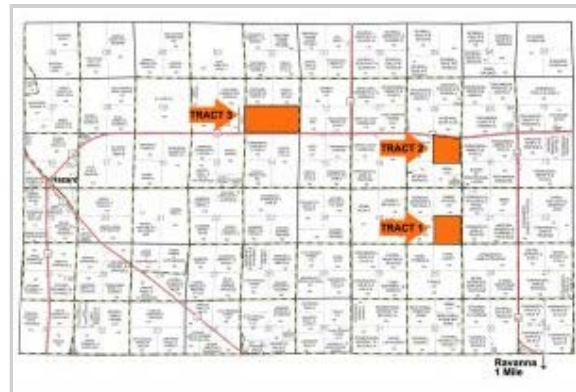
Tract 1



Tract 2



Tract 3



**TRACT 1 – 160 ACRES  
PIVOT IRRIGATED**



**LOCATION:** From Ravenna, 3 miles north on Hwy. 68, 1 mile west on 776 Rd.

**LEGAL DESCRIPTION:** Southeast Quarter of Section 20, Township 13 North, Range 14 West of the 6th P.M., Sherman County, Nebraska

**ABOUT THE LAND:** 160 Acres, more or less, according to Sherman County Assessor's records. Pivot irrigated farm with a T-L system (approx. 7 yrs. Old), 8" well and Cummins diesel powerunit with 1,000-gallon tank.

**FARM SERVICE AGENCY:** Corn base – 102.6 Acres with 143 bu. PLC yield, Wheat base – 162 acres with 29 bu. PLC yield, Grain Sorghum base – 9.6 acres with 46 bu. PLC yield, Soybeans base – 2.6 acres with 48 bu. PLC yield

**WELL DATA:** ( per registration) G-046848, Aug. 1975, 120 ft. static water level, 380 ft. deep, 220 ft. pumping level, 700 GPM

**NATURAL RESOURCES DISTRICT:** The land is located in the Lower Loup NRD and has certified irrigation for 132.32 acres

**SOIL TYPES:** 88.9% Coly-Uly silt loams, the remainder Holdrege and Hobbs soils

**2016 TAXES:** \$6,945.84

## TRACT 2 – 145.36 ACRES CROPLAND & GRASS



**LOCATION:** From Ravenna, 5 miles north on Hwy. 68 and 1 mile west on Hwy. 82.

**LEGAL DESCRIPTION:** Part of the Northeast Quarter of Section 17, Township 13 North, Range 14 West of the 6th P.M., Sherman County, Nebraska

**ABOUT THE LAND:** 145.36 Acres, more or less, according to Sherman County Assessor's records. Consisting of approx. 31 acres of non-irrigated cropland, the remainder hayland and pasture. Includes an electric submersible well at the pervious building site.

**FARM SERVICE AGENCY:** Corn base – 10.9 acres with 143 bu. PLC yield, Wheat base – 9.9 acres with 29 bu. PLC yield, Grain Sorghum base – 5.3 acres with 46 bu. PLC yield, Soybeans base – 3 acres with 48 bu. PLC yield

**SOIL TYPES:** 80% Coly-Uly silt loams, the remainder mostly Holdrege silt loam

**2016 TAXES:** \$2,422.76

## TRACT 3 – 307.23 ACRES CROPLAND & GRASS



**LOCATION:** Next to Hwy 10 – 4 miles east of Hazard

**LEGAL DESCRIPTION:** South Half of Section 11, Township 13 North, Range 15 West of the 6th P.M., Sherman County, Nebraska

**ABOUT THE LAND:** 307.23 Acres, more or less, according to Sherman County Assessor's records. Consisting of approx.. 143.3 acres of non-irrigated cropland, the remainder grassland. Includes an electric submersible well.

**FARM SERVICE AGENCY:** Corn base – 79.4 acres with 110 bu. PLC yield, Wheat base – 18.6 acres with 29 bu. PLC yield, Grain Sorghum base – 10.5 acres with 46 bu. PLC yield, Barley base – 4.1 acres with 33 bu. PLC yield

**SOIL TYPES:**85% Coly-Uly silt loams, the remainder Holdrege and Hobbs soils

**2016 TAXES:** \$5,444.88

## TERMS AND CONDITIONS

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

**POSSESSION:** Possession given date of closing subject to the existing leases through February 28, 2019. Buyers shall be entitled to receive the 2018 landlords 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 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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