

December 12 – 680 Acres – Franklin
County, Nebraska

**680 ACRES – 4
TRACTS
FRANKLIN COUNTY,
NE
ABSOLUTE AUCTION**

Tract 1 – SOLD – \$1,150/Acre

Tract 2 – SOLD – \$2,650/Acre

Tract 3 – SOLD – \$2,900/Acre

Tract 4 – SOLD – \$2,600/Acre

Tuesday- December 12 – 10:00 AM

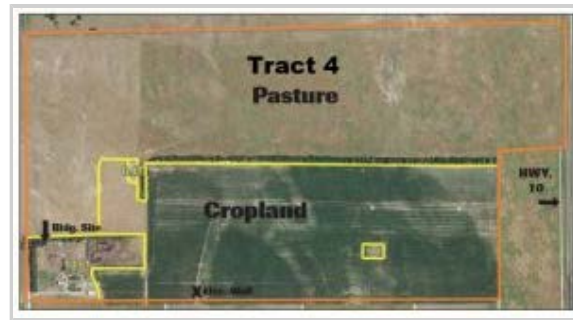
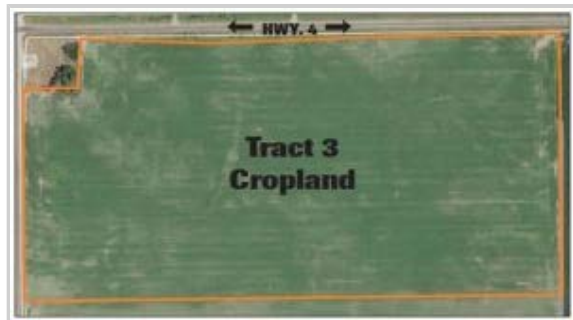
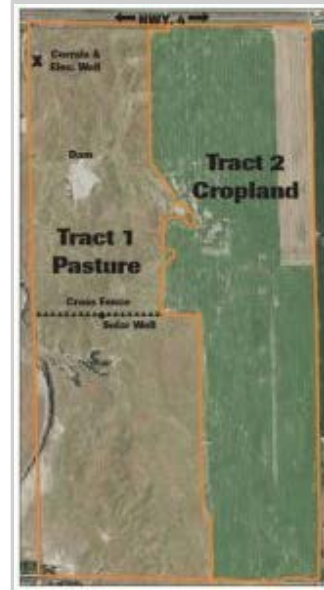
Hildreth, Nebraska

Auction to be held in the Trinity Lutheran Church social hall

– southeast corner of Hildreth

**Mrs. Lee (Ruth)
Johnson Estate**

Well located land – pivot irrigated cropland, non-irrigated cropland, pasture, home, buildings, livestock facilities & grain bins – Plan to attend!



TRACT 1 – 159 ACRES



Location: From Upland, 1 ½ miles south on 35 Rd. and 1 ¾ miles west on Highway 4

Legal Description: Pastureland in the West Half of Section 29, Township 4 North, Range 14 West of the 6th P.M., Franklin County, Nebraska

About the Land: 159 Acres, more or less. Pastureland with access from Highway 4. Corrals and an electric submersible well near the northwest corner plus a near new solar powered electric well near the center of the property. Includes a cross-fence running east and west near the center of the pasture, a large dam and 2 small dams.

2016 Taxes: (estimate) \$2,104

TRACT 2 – 153.5 ACRES



Location: Adjoins Tract 1 on the east side

Legal Description: Cropland in the West Half of Section 29, Township 4 North, Range 14 West of the 6th P.M., Franklin County, Nebraska

About the Land: 153.5 Acres, more or less. Consisting of non-irrigated cropland with access from Highway 4.

Farm Service Agency: Corn base – 76.17 acres with 138 bu. PLC yield, soybeans base – 45.83 acres with 43 bu. PLC yield, oats base – 8.12 acres with 42 bu. PLC yield

2016 Taxes: (estimate) \$4,250

TRACT 3 – 74.97 ACRES



Location: From Upland, 1 ½ miles south on 35 Rd. and 3 ½ miles west on Highway 4. (½ mile west of intersection of Hwy . 10 and Hwy 4). From Hildreth, 3 miles south on 27 Rd. and 4 miles east on Highway 4

Legal Description: Part North Half of Northwest Quarter of Section 25, Township 4 North, Range 15 West of the 6th P.M., Franklin County, Nebraska

About the Land: 74.97 Acres, more or less, according to Franklin County Assessor's records. Non-irrigated cropland next to Highway 4 and 31 Rd.

Farm Service Agency: Corn base – 37.32 acres with 138 bu. PLC yield, soybeans base – 22.46 acres with 43 bu. PLC yield, oats base – 3.98 acres with 42 bu. PLC yield.

2016 Taxes: \$1,622.22

TRACT 4 – 292.81 ACRES





Location: From Upland, 1 ½ miles south on 35 Rd., 4 miles west on Highway 4 and ½ mile north on 31 Rd. (from intersection of Hwy. 10 and Hwy 4, 1 mile west and ½ mile north on 31 Rd.)

Legal Description: North Half except the East Half of the Southeast Quarter of the Northeast Quarter of Section 24, Township 4 North, Range 15 West of the 6th P.M., Franklin County, Nebraska

About the Property: 292.81 Acres, more or less, according to Franklin County Assessor's records. An outstanding cropland/livestock farm with home and facilities. Approx. 94.6 acres of pivot irrigated cropland, approx.. 13 acres of non-irrigated cropland, the remainder mostly pastureland and building site. Includes a Zimmatic pivot sprinkler system, also a 4 tower pivot system and irrigation well with 40 HP electric motor. **BUILDING SITE:** 1 ½ story 3-bedroom home with forced air elec. Furnace, ventral air, modern kitchen w/oak cabinets, large dining room and partially finished basement. Many updates including newer siding & windows. A 48 ft. by 70 ft. steel Quonset type machinery storage bldg., 22 ft. by 25 ft. steel Quonset type shop bldg. w/concrete floor, 24 ft. by 24 ft. metal sided garage w/concrete floor & elec. Overhead door, Morton 27ft. by 72 ft. open front livestock bldg. and outstanding steel corrals and facilities, other storage sheds, steel grain bins include a 12,000 bu. Bin, 8,000 bu. Bin and 2,000 bu. bin. The building site is well protected by a mature natural windbreak.

Farm Service Agency: Corn base – 58.26 acres with 138 bu. PLC yield, soybeans base – 35.05 acres with 43 bu. PLC yield, oats base – 6.21 acres with 42 bu. PLC yield.

Well Data: (Per registration) G-030712, April 1968, 220 ft. deep, 128 ft. static water level, 153 ft. pumping level, 6" pump column.

Natural Resources District: The land is located in the Lower Republican NRD and has certified irrigation rights for 94.6 acres

2016 Taxes: \$6,972.26

TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement. The remainder due on or before January 23, 2018.

POSSESSION: Possession given.

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 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: 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.

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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