

January 24 – 2 Tracts – Lincoln County, Nebraska

320 ACRES – 2 TRACTS LINCOLN COUNTY, NE ABSOLUTE AUCTION

Tract 1 – SOLD – \$2,900/Acre
Tract 2 – SOLD – \$1,500/Acre

Wednesday, January 24, 10:00 A.M.

Brady, Nebraska

Auction to be held in the Brady Community Center

Heirs of Louis & Irma Johnson



Plat Map



Tract 1



Tract 2

TRACT 1 – 160 ACRES



LOCATION: From Brady, 13 miles northeast on North Brady Rd. (blacktop)

LEGAL DESCRIPTION: Northeast Quarter of Section 22, Township 14 North, Range 26 West of the 6th P.M., Lincoln County, Nebraska

ABOUT THE LAND: 160 Acres, more or less, according to Lincoln County Assessor's records. Approx. 105.5 acres of irrigated cropland, approx. 15 acres of non-irrigated cropland, the remainder grassland and older bldg. site with Quonset type building, older house and submersible well. The property includes an 8" irrigation well and a reuse pit (powerunit & fuel tank not included).

FARM SERVICE AGENCY: Corn base – 82.6 acres, 133 bu. PLC yield, wheat base – 15.8 acres with 31 bu. PLC yield.

WELL DATA: (per registration) A-006720, July 1971, 338 ft. deep, 78 ft. static water level, 170 ft. pumping level, 1,200 GPM
NATURAL RESOURCES DISTRICT: The land is located in the twin Platte NRD and has certified irrigation rights for 105.54 acres.
SOIL TYPES: Soils of the cropland primarily consist of Cozad silt loam and Hord silt loam with small areas of Hersh and Anselmo soils
2016 TAXES: \$3,928.36
OCC. TAX: \$1,055.40

TRACT 2 - 160 ACRES



LOCATION: From Brady, 11 miles northeast on North Brady Rd. (blacktop) and 1 mile east on Walking Plow Rd.

LEGAL DESCRIPTION: Southwest Quarter of Section 26, Township 14 North, Range 26 West of the 6th P.M., Lincoln County, Nebraska.

ABOUT THE LAND: 160 Acres, more or less, according to Lincoln County Assessor's records. Approx. 50 acres of non-irrigated cropland, the remainder pasture and a previous building site area.

FARM SERVICE AGENCY: Corn base - 46 acres with 132 bu. P:C yield, wheat base - 8.8 acres with 31 bu. PLC yield

SOIL TYPES: Soils of the cropland primarily consist of Cozad silt loam and Hord silt loam

2016 TAXES: \$1,617.30

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before March 1, 2018.

POSSESSION: Possession given upon 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 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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