

March 1 – 2 Tracts – Sherman County, Nebraska

**Tract 1 – SOLD – \$2,150 per acre**  
**Tract 2 – SOLD – \$4,800 per acre**  
**2 TRACTS – 534.9 ACRES**

## **SHERMAN COUNTY, NE**

### **ABSOLUTE AUCTION**

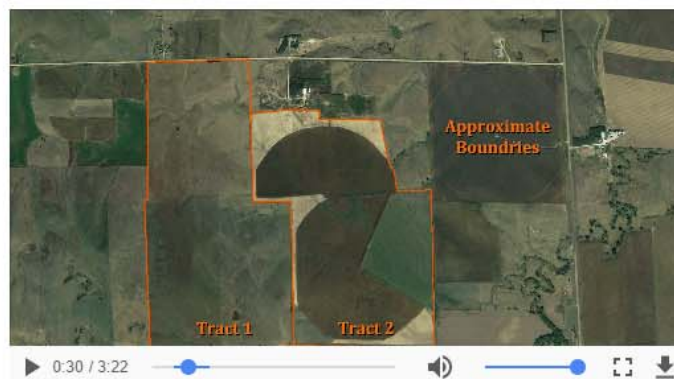
Thursday, March 1 – 10:00 A.M.

Loup City, Nebraska

Auction to be held in the Loup City Community Center

## **Heirs of Paul & Arlene Janulewicz**

Well located pivot irrigated cropland and pastureland – plan to attend!



SECTION 11	SECTION 12	SECTION 13	SECTION 14	SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20
11	12	13	14	15	16	17	18	19	20



For illustration only – not intended to represent precise property lines

## TRACT 1 – 275.7 ACRES – PASTURE



**LOCATION:** From Loup City, 5 ½ miles south on Highway 10 and 1 mile west on 784 Rd.

**LEGAL DESCRIPTION:** Part of the East Half of Section 11, Township 14 North, Range 15 West of the 6th P.M., Sherman County, Nebraska

**ABOUT THE LAND:** 275.7 Acres, more or less, according to recent survey. Consisting of pastureland with a windmill and 3 dams.

**SOIL TYPES:** Primarily Uly and Coly silt loam soils with smaller areas of Hobbs and Holdrege silt loams

**2017 TAXES:** (estimate) \$3,588

## TRACT 2 – 259.2 ACRES – PIVOT IRRIGATED



**LOCATION:** Next to Tract 1 on the east side

**LEGAL DESCRIPTION:** Part of the West Half of Section 12 (excluding the bldg. site and pasture) and a smaller tract in the East Half of Section 11, Township 14 North, Range 15 West of the 6th P.M., Sherman County, Nebraska

**ABOUT THE LAND:** 259.2 Acres, more or less, according to recent survey. Consisting 211.8 acres of certified irrigated cropland, approx. 14 acres of grassland 9 2 pivot corners) the remainder non-irrigated cropland. Includes a T-L 9 tower pivot system (approx. 10 yrs. Old), a T-L 10 tower pivot system, 8" well, John Deere diesel powerunit and 2,000-gallon fuel tank.

**FARM SERVICE AGENCY:** (estimate) Corn base – 183.4 acres with 153 bu. PLC yield

**WELL DATA:** (per registration) g-049008, March 1976, 541 ft. deep, 55 ft. static water level, 160 ft. pumping level, 900 GPM

**NATURAL RESOURCES DISTRICT:** The land is located in the Lower Loup NRD and has certified irrigation rights for 211.8 acres

**SOIL TYPES:** Coly and Uly silt loams, Hobbs and Holdrege silt loams

**2017 TAXES:** (estimate) \$9,761

## TERMS AND CONDITIONS

**PAYMENT:** 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before March 30, 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 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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