

March 8 – 40 Acres – Buffalo County, Nebraska

40 ACRES SOLD – \$6,600 per acre

IRRIGATED CROPLAND
ABSOLUTE AUCTION

Thursday, March 8 – 10:00 A.M.
Kearney, Nebraska

Auction to be held in the Harvest Room
at the Buffalo County Fairgrounds in Kearney

Julius Holl Farms Ltd.

Unique tract of irrigated cropland near the south channel of the Platte River –
Plan to Attend!



Soil Legend						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	SRPG
6350	Leshara and Gibbon silt loams	39.02	100.0%	llw	llw	62
Weighted Average						62

For illustration only – not intended to represent
precise property lines

LAND LOCATION: Southeastern Buffalo County – south side of the Platte River. From the Gibbon I-80 Interchange, 1.7 miles south, 2 ½ miles east on Elm Island Rd. and ¼ mile north on Sodontown Rd. From the Shelton I-80 Interchange, 1.5 mile south, 2 miles west on 24 Rd., ½ mile south on Sioux Rd. and 1 mile west on 17 Rd.

LEGAL DESCRIPTION: Gov. Lot 6 in Section 5, Township 8 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska

ABOUT THE LAND: 40 acres, more or less, according to Buffalo County Assessors records. Good productive irrigated cropland with Class 2 rated soils. Includes a 6" irrigation well with 10 HP electric motor, 8" gated pope and pipe trailer.

FARM SERVICE AGENCY: Corn base – 36.4 acres with 159 bu. PLC yield, soybean base – .5 acre with 59 bu. PLC yield

WELL DATA: (per registration) G-008666, May 2000, 53 ft. deep, 6 ft. static water level, 16 ft. pumping level, 800 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 39 acres.

SOIL TYPES: Leshara and Gibbon silt loams, rated as Class 2

2017 TAXES: \$3,524.10



TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before April 5, 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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