

April 16 – 79.53 Acres – Kearney County, Nebraska

SOLD – \$6,500/Acre
79.53 ACRES
PIVOT IRRIGATED
ABSOLUTE AUCTION

Monday, April 16 – 10: A.M.

Minden, Nebraska

**Auction to be held in 4-H building at the
Kearney County Fairgrounds –
North edge of Minden next to Hwy 10.**

Ryan Nelson
Owner

**Kearney County pivot irrigated cropland with late model pivot sprinkler
system and power unit – plan to attend!**





LOCATION: From Minden, 5 miles north on Highway 10 and 3 ½ miles west on R Road. From the Kearney I-80 Interchange, 6 miles south on Highway 44 and 3 miles east on R Road.

LEGAL DESCRIPTION: North Half of the Northwest Quarter of Section 16, Township 7 North, Range 15 West of the 6th P.M., Kearney County, Nebraska.

ABOUT THE LAND: 79.53 Acres, more or less, according to Kearney County Assessor's records. Includes a Reinke 7 tower pivot system (new in 2009), irrigation well and Chevrolet 6.2L power unit on propane.

FARM SERVICE AGENCY: Corn base – 76.6 acres with 180 bu. PLC yield

WELL DATA: (per registration) G-000502, Dec. 2003, 160 ft. deep, 50 ft. static water level, 68 ft. pumping level, 800 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Tri-Basin NRD and has certified irrigation rights for 76.56 acres

SOIL TYPES: 69.1% Coly -Kenesaw silt loam, 30.1% Hersh fine sandy loam

2017 TAXES: \$3,516.08



TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement immediately following the auction. The remainder due on or before May 11, 2018.

POSSESSION: Purchaser shall be granted access to the property to perform field work day of auction. Full 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.

Acres 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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