

September 11 – 157.06 Acres – Gosper County, Nebraska

**157.06 ACRES
PIVOT IRRIGATED
NEAR JOHNSON LAKE
ABSOLUTE AUCTION
SOLD – \$6,100/Acre**

Tuesday, September 11, 10:00 A.M.

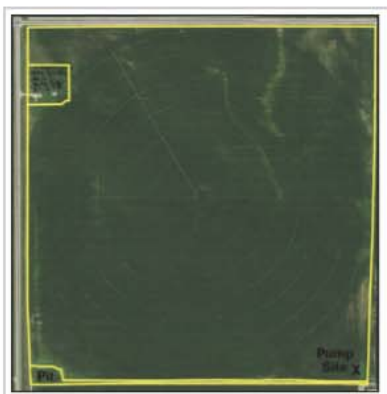
Lexington, Nebraska

**Auction to be held in the Holiday Inn Conference Center
north of the Lexington I-80 Interchange**

Calvin Wilken Estate

Jerry Wilken, Personal Representative

Well located pivot irrigated cropland next to Highway 283 – owned by the same family for over 60 years – this is your opportunity!



1/2 mile south of Johnson Lane north of Highway 283 from the Lexington to Interchange 0.7 miles south on Highway 283 from Embury 0.3 miles north on Highway 283.

LEGAL DESCRIPTION: Part Northwest Quarter of Section 16, Township 8 North, Range 22 West of the 6th P.M., Gosper County, Nebraska

ABOUT THE LAND: 157.06 Acres, more or less, according to Gosper County Assessor's records. Excellent quality pivot irrigated cropland with mostly Class 1 and 2 rated soils. Includes a Valley 8000 7 tower pivot sprinkler system – new in 2008 and 160 acres of CNPPID water. (Note: diesel power unit & Berkeley pump – not included).

FARM SERVICE AGENCY: Corn base 143.5 acres with 166 bushel PLC yield.

NATURAL RESOURCES DISTRICT: The land is located in the Tri-Basin NRD and has certified irrigation rights for 152.9 acres.

SOIL TYPES: 12.8% Holdrege silt loam rated as Class 1, 10.7% Hall silt loam rated as Class 1, 20.4% Holdrege silt loam rated as Class 2, 40.7% Anselmo fine sandy loam rated as Class 2, 9.8% Anselmo fine sandy loam rated as Class 3, 5.6% Holdrege -Uly silt loam and Coly silt loam.

2017 TAXES: \$6,624.38



TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement immediately following the auction. The remainder due on or before November 16, 2018.

POSSESSION: Possession given date closing subject to the tenant's rights through February 28, 2019. Seller shall retain the 2018 rents.

TAXES: 2018 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.

METHOD OF SALE: The selling price will be determined by multiplying the bid by 157.06. Auction procedures and increments of bidding are at the discretion of the auction company.

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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