

December 4 – 2 Tracts – Kearney & Adams County, Nebraska

2 TRACTS – 315.92 ACRES KEARNEY & ADAMS COUNTIES ABSOLUTE AUCTION

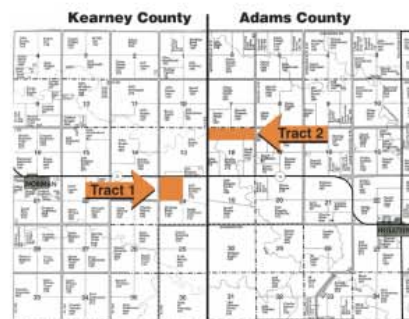
Tuesday, December 4 – 10:00 A.M.

Minden, Nebraska

Auction to be held in the 4-H Building at the Kearney County
Fairgrounds – north edge of Minden next to Highway 10

Donald N. Thoesen Estate

Bob Thoesen, Personal Representative



TRACT 1 – 155.92 ACRES PIVOT IRRIGATED

LOCATION: From Norman in eastern Kearney County, 2.5 miles east on Highway 74.

LEGAL DESCRIPTION: Northwest Quarter of Section 24, Township 6 North, Range 13 West of the 6th P.M., Kearney County, Nebraska

ABOUT THE LAND: 155.92, more or less, according to Kearney County Assessor's records. Includes a T-L 6 tower pivot sprinkler – new in 2009 and an 8" irrigation well.

FARM SERVICE AGENCY: Corn base – 140.7 acres with 177 bu. PLC yield, wheat base – 1 acre with 50 bu. PLC yield.

WELL DATA: (per registration) G-060913, October 1978, 200 ft. deep, 78 ft. static water level, 98 ft. pumping level.

NATURAL RESOURCES DISTRICT: The land is located in the Tri-Basin NRD and has certified irrigation rights for 115.26 acres.

SOIL TYPES: 17.7% Kenesaw silt loam rated as Class 1, 41.2% Kenesaw silt loam and Hersh fine sandy loam rated as Class 2, 14.1% Libory loamy fine sand rated as Class 3, 27% Valentine loamy fine sand mostly rated as Class 4

2017 TAXES: \$6,679,000





TRACT 2 – 160 ACRES CROPLAND, PASTURE & BLDG. SITE

LOCATION: From Tract 1, 1 ½ miles east on Highway 74 and ¾ mile north on Shiloh Ave. From Holstein, 3 ½ miles west on Highway 74 and ¾ mile north on Shiloh Ave.

LEGAL DESCRIPTION: North Half of the North Half of Section 18, Township 6 North, Range 12 West of the 6th P.M., Adams County, Nebraska

ABOUT THE LAND: 160 Acres, more or less, according to Adams County Assessor's records. Consisting of approx.. 35.6 acres of non-irrigated cropland, the remainder pastureland and a building site. The building site includes an older 2 story home, 42 ft. by 52 ft. steel frame metal bldg., 30 ft. by 50 ft. woodframe storage bldg., 24 ft. by 25 ft. metal sided bldg., w/walk thru doors, (4) steel grain bins with approx.. capacity of 10,000 bu., 11,000 bu., 13,000 bu. and 14,000 bu.

FARM SERVICE AGENCY: Wheat base – 18.1 acres with 50 bu. PLC yield, corn base – 9 acres with 177 bu. PLC yield

NATURAL RESOURCES DISTRICT: The land is located int the Little Blue NRD

SOIL TYPES: 27% Kenesaw silt loam rated as Class 2, 15.6% Thurman-Valentine loamy fine sand, Hersh fine sandy loam and Kenesaw silt loam rated as Class 3, 28.8% Inavale loamy fine sand and Coly silt loam rated as Class 4, 28.1% Valentine loamy fine sand and Coly silt loam rated as Class 6.

2017 TAXES: \$4,510.16



TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement immediately following the auction. The remainder due on or before January 15, 2019

POSSESSION: Possession given upon closing.

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.

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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