

December 6 – 81.11 Acres – Kearney County, Nebraska

# 81.11 ACRES KEARNEY COUNTY, NE ABSOLUTE AUCTION

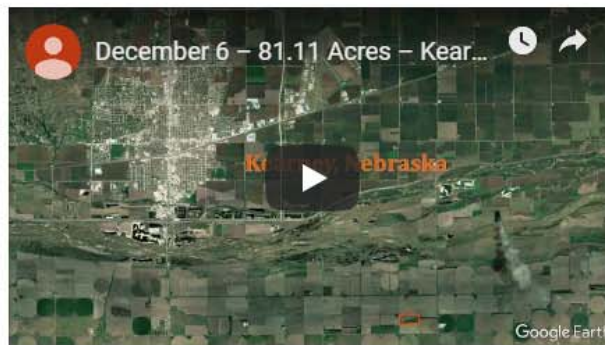
Thursday, December 6 – 10:00 A.M.

Kearney, Nebraska

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

## Heirs of Margaret Mitchell

Well located property – only ½ mile off paved highway between  
Kearney and Minden – plan to attend!



**LAND LOCATION:** From Minden, 7 ½ miles north on Highway 10, 1 mile west on U Road. And ¼ mile north on 31 Rd. From Kearney, 2 miles south on Highway 44, 6 miles east on Highway 50A, and ½ mile south on Rd. 31.

**LEGAL DESCRIPTION:** North Half of the Southwest Quarter of Section 25, Township 8 North, Range 15 West of the 6th P.M., Kearney county, Nebraska

**ABOUT THE LAND:** 81.11 Acres, more or less, according to Kearney County assessor. Consisting of 39.45 acres of irrigated cropland, the remainder mostly grassland and building site. Includes an 8" irrigation well with 15 hp electric motor, 3,090 ft. of 8" alum. pipe and pipe trailer. The building site includes an older 3-bedroom home, 30 ft. by 39 ft. building and 24 ft. by 48 ft. metal sided building.

**FARM SERVICE AGENCY:** Total cropland – 41.32 acres. Corn base – 41 acres with 168 bu. PLC yield.

**WELL DATA:** (per registration) G-013607, March 1950, 60 ft. deep, 12 ft. static water level, 20 ft. pumping level, 1,000 GPM

**NATURAL RESOURCES DISTRICT:** The land is located in the Tri-Basin NRD and has certified irrigation rights for 39.45 acres

**SOIL TYPES:** Soil of cropland is primarily Boel fine sandy loam. Soil of the pasture is Simeon sandy loam.

**2017 TAXES:** \$2,466.66



## 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 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 81.11. 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.*

*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.*



Search our site

Search