

January 8 – 1,173.9 Acres – Franklin County, Nebraska

SOLD!

1,173.9 ACRES

FRANKLIN COUNTY, NE

ABSOLUTE AUCTION

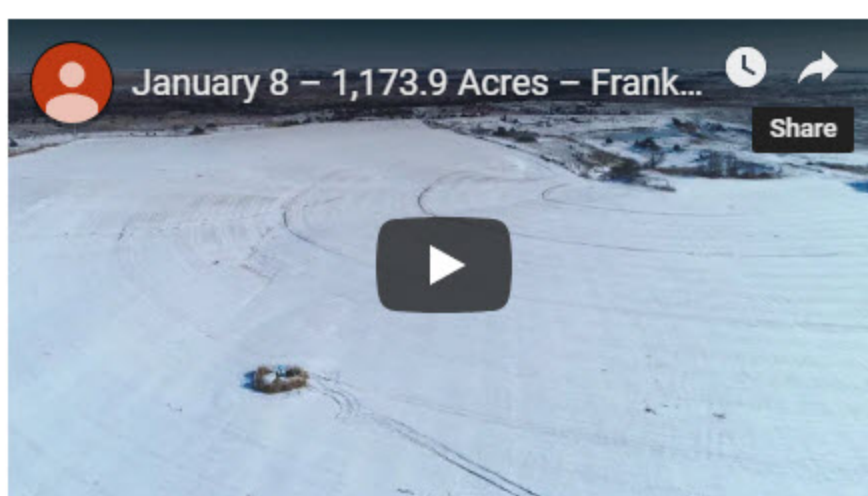
Tuesday, January 8 – 10:00 A.M.

Franklin, Nebraska

Auction to be held at the Franklin County Fairgrounds (from Highway 10 and J Rd. in south Franklin – 1 mile west)

T C Ranch, Ltd., owner

Excellent quality pastureland – amazing natural habitat & wildlife – plus pivot irrigated cropland – Can be purchased in two tracts or in its entirety – selling at absolute auction – No minimum!



TRACT 1 – 422.06 ACRES ±



LOCATION: From Franklin, 6 miles east on Highway 136 and 4 miles north on 38Rd.

LEGAL DESCRIPTION: North Half of Section 7 and the South Half of the Southeast Quarter of Section 6, Township 2 North, Range 13 West of the 6th P.M., Franklin Count, Nebraska

ABOUT THE LAND: 422.06 Acres, more or less, according to Franklin County Assessor's records. Excellent quality pastureland with a windmill, 2 ponds and near new fence on the south side.

2018 TAXES: \$6,352.54

TRACT 2 – 751.89 ACRES ±



LOCATION: Adjoins Tract 1 on the north side. From Franklin, 5 miles east on Highway 136 and 5 miles north on 37 Rd.

LEGAL DESCRIPTION: North Half and the East Half of the Southeast Quarter of Section 1, Township 2 North, Range 14 West, and the West Half of Section 6, Township 2 North, Range 13 West of the 6th P.M., Franklin County, Nebraska

ABOUT THE LAND: 751.89 Acres, more or less, according to Franklin County Assessor's records. 61.8 Acres of certified irrigated cropland mostly pivot irrigated with a Valley 6 tower pivot and irrigation well with Chev. 305 powerunit on nat. gas, 126.9 acres certified irrigated presently in the CREP program (expires 9-30-2020) with an annual payment of \$130/acre. The land in CREP was previously pivot irrigated and includes an irrigation well. The remainder is pastureland with a dam and areas of natural habitat providing a haven for wildlife. The property is traversed by Thompson Creek. The building site area includes a 10,000 bu. grain bin, wood frame metal building, (some damage), older Harvestore silo, submersible well and good corrals.

FARM SERVICE AGENCY: 37.6 acre corn base with 163 bu. PLC yield, 19.5 acre grain sorghum base with 91 bu. PLC yield, 1.4 acre wheat base with 42 bu. PLC yield, .5 acre soybeans base with 56 bu. PLC yield.

WELL DATA: (per registration) Northwest Well – G-020359, April 1959, 180 ft. deep, 110 ft. static water level, 125 ft. pumping level, 700 GPM. Southeast Well (CREP land), G-053447, October 1976, 199 ft. deep, 40 ft. static water level, 52 ft. pumping level, 1,000 GPM.

NATURAL RESOURCES DISTRICT: The land is located in the Lower Republican NRD.

2018 TAXES: \$17,855.60

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before February 8, 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.

METHOD OF SALE: The selling price will be determined by multiplying the bid by the taxed assessed acreage figures stated herein and as provided by the Franklin County assessor. Auction procedures an increments of bidding 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.



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