

March 7 – 160 Acres – Gosper County, Nebraska

160 ACRES PIVOT IRRIGATED FARM ABSOLUTE AUCTION

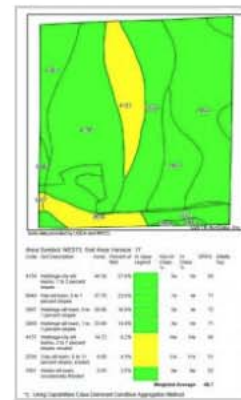
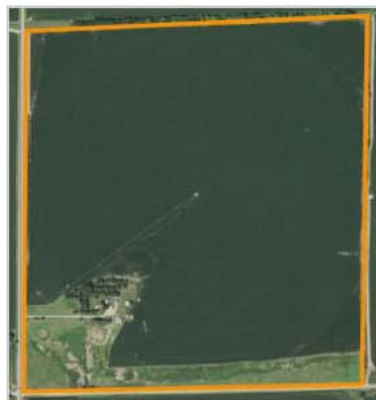
Thursday, March 7, 10:00 A.M.

Bertrand, Nebraska

Auction to be held in the Bertrand Community Building in southeast Bertrand

Omar Nutzman Trust Rhea Crane, Trustee

- *Highly productive pivot irrigated cropland with primarily Class 1 and 2 rated soils
- *Valley 7 tower pivot system -new in 2012
- * Ample water - 8" well new in 2005 plus CNPPID water
- * Selling at absolute auction - No minimum



LOCATION: From Bertrand, 1 mile west on Highway 23 and 1 mile north on Rd 437.

LEGAL DESCRIPTION: Southwest Quarter of Section 24, Township 7 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

ABOUT THE LAND: 160 Acres, more or less, according to Gosper County Assessor's records. Includes a Valley 7 tower pivot sprinkler system, 8" well and 136 acres of CNPPID water. The building site includes an older home, barn, garage and grainary. (power units are owned by the past tenant – not included)

FARM SERVICE AGENCY: Corn base – 107.91 acres with 172 bu. PLC yield, soybeans base – 15.59 acres with 53 bu. PLC yield.

WELL DATA: (per registration) G-134206, May 2015, 209 ft. deep, 111 ft. static water level, 150 ft. pumping level, 8" pump col., 850 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Tri-Basin NRD and has certified irrigation rights for 134 acres.

SOIL TYPES: 86.5% Rated as Class 1 and 2 soils, primarily Holdrege silt loam, some Hall silt loam, Holdrege -Uly silt loams small areas of Hobbs silt loam and Coly silt loam

2018 TAXES: \$6,493.28



TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before April 5, 2019.

POSSESSION: Possession given upon closing subject to the lease for the 2019 crop season. Buyer shall be entitled to receive the landlord's rental income.

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.

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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