

April 2 – Cropland & Home – Kearney County, Nebraska

SOLD – Farmland – \$7,200/Acre

SOLD – Home Site- \$150,000

Pivot Irrigated Cropland 5 Acres with Home ABSOLUTE AUCTION

Tuesday, April 2 – 10:00 A.M.

Kearney, Nebraska

**Auction to be held in the Holiday Inn Convention Center
– north of the Kearney I-80 Interchange**

LIVE ONLINE BIDDING – Pre-approval required 48 hrs. prior to the auction.

Contact Miles or Luke at 308-234-6266

Roland Sherman Farm Formerly **Carl & Josie Sherman**

Two exceptionally well located properties next to Highway 44 – 7 miles south of Kearney. Selling separately. Owned by the Sherman Family for 91 years – this is your opportunity!



**149.42 ACRES
PIVOT IRRIGATED CROPLAND**

SOLD – Farmland – \$7,200/Acre



LEGAL DESCRIPTION: Northwest Quarter of Section 24, Township 7 North, Range 16 West of the 6th P.M., Kearney county, Nebraska, except 5.01-acre home site and except highway right-of-way.

ABOUT THE LAND: 149.42 Acres, more or less, according to Kearney county Assessor's records. Pivot sprinkler irrigated farm including a Valley 8 tower system and an 8" well. (Powerunit is owned by the tenant - no included).

FARM SERVICE AGENCY: Corn base -87.7 acres with 172 bu. PLC yield, soybeans base - 44.4 acres with 50 bu. PLC yield.

WELL DATA: (Per registration) G-073629, April 1991, 160 ft. deep, 38 ft. static water level, 60 ft. pumping level.

NATURAL RESOURCES DISTRICT: The land is located in the Tri-Basin NRD and has certified irrigation rights for 124.67 acres.

SOIL TYPES: Primarily Kenesaw - Coly silt loams, 76.2% rated as Class 2.

2018 TAXES: \$6,853.82



5 ACRES w/HOME

SOLD - Home Site- \$150,000



LOCATION: Corner of Highway 44 and Q Rd. From Kearney, 7 miles south on Hwy. 44

ABOUT THE PROPERTY: 5.01 Acres, more or less, according to survey. Includes a 2 story 4-bedroom home, 2 car garage with cement floor and a 1 car garage. The home includes a Kitchen w/eating area, pantry, living room, dining room, main floor washer/dryer hookups, full bathroom and propane furnace. Exceptionally well located.

2018 TAXES: \$806.40 (estimate)

OPEN HOUSE

The home will be open for inspection March 9, Saturday, 10:00 am to 11:30 am.

For showing by appointment contact Luke Huddleston 308-293-7258

TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement immediately following the auction. The remainder due on or before May 2, 2019.

POSSESSION: Possession of the farmland given upon closing subject to the existing lease for 2019 crop season. Purchaser shall receive the cash

rent for 2019. Possession of the 5 acre home site given upon closing subject to the lease through June 30, 2019. Rent on the home site shall be prorated. .

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 two tracts will sell separately and will not be combined. 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.



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