

April 23 – Cropland & Grassland – Franklin County, Nebraska

**SOLD – Tract 1 – \$1,600/Acre**

**SOLD – Tract 2 – \$1,500/Acre**

**301.93 ACRES – 2 TRACTS  
CROPLAND & GRASSLAND  
ABSOLUTE AUCTION**

**Tuesday, April 23 – 10:00 A.M.**

**Franklin, Nebraska**

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

**Mike (Mo) Overleese, owner**

- Excellent quality non-irrigated cropland with good soils and natural fertility
- Hayland/pasture in outstanding condition – plus natural habitat and abundant wildlife
- Full possession for the 2019 crop and grazing season
- Two tracts being offered separately and together
- Selling at absolute auction to the highest bidder(s) – plan to attend!





**LAND LOCATION:** From Riverton, 3 miles west on Highway 136 and 1 ½ miles north on 39 Rd. From Franklin, 7 miles east on Highway 136 and 1 ½ miles north on 39 Rd.

## TRACT 1 – 143.93 ACRES



**LEGAL DESCRIPTION:** Part of the Northwest Quarter of Section 20, Township 2 North, Range 13 West of the 6th P.M., Franklin County, Nebraska

**ABOUT LAND:** 143.93 Acres, more or less, according to Franklin County Assessor's records. Consisting of approx. 109.7 acres of non-irrigated cropland, the remainder mostly hayland.

**FARM SERVICE AGENCY:** Corn base – 40.48 Acres, Soybeans base – 39.76 Acres, Wheat base – 22.71 acres

**2018 TAXES:** \$3,895.96

## TRACT 2 – 158 ACRES



**LEGAL DESCRIPTION:** Southwest Quarter of Section 20, Township 2 North, Range 13 West of the 6th P.M., Franklin County, Nebraska

**ABOUT THE LAND:** 158 Acres, more or less, according to Franklin County Assessor's records. Hayland/pasture with electric well, dam and pond. Includes approx. 10.7 acres of non-irrigated cropland.

**FARM SERVICE AGENCY:** Corn base – 3.96 Acres, Soybeans base – 3.89, Wheat base – 2.22 Acres

**2018 TAXES:** \$2,618.66

## TERMS AND CONDITIONS

**PAYMENT:** 20% Earnest money payment due day of action with signing of purchase agreement. The remainder due on or before May 16, 2019

**POSSESSION:** Purchaser shall receive full possession upon closing except the purchaser shall be allowed access to the cropland to perform field work as of the day of the auction.

**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 be offered separately and together. 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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