

November 16 – 120 Acres Cropland – Harlan County, Nebraska

SOLD – \$3,900/Acre

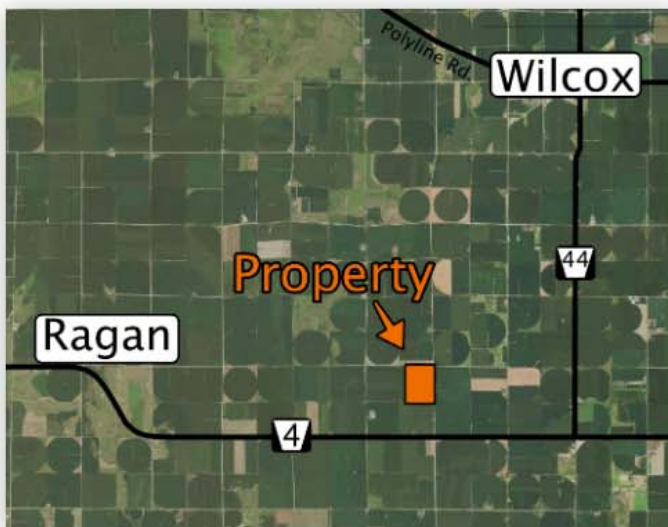
**120 ACRES
HARLAN COUNTY, NEBRASKA
ABSOLUTE AUCTION**

Monday, November 16, 2020 – 10:00 AM

Wilcox, Nebraska

Auction to be held in the Lions Hall in Wilcox

Evalyn Harms, owner



- Well located tract of highly productive cropland with Holdrege silt loam soils – includes a potential home site
- Owned by the same family for approx. 70 years – this is your opportunity!





LOCATION: Corner of 723 Rd. & W Rd. From Ragan, 4.5 miles east on 723 Rd.

LEGAL DESCRIPTION: East Half of the Northeast Quarter and East Half of the West Half of the Northeast Quarter of Section 23, Township 4 North, Range 17 West of the 6th P.M., Harlan County, Nebraska

ABOUT THE LAND: 120 Acres, more or less, according to Harlan County Assessor's records. Consisting of good quality non-irrigated cropland with excellent soils and natural fertility. Includes a building site with established shelter belt, storage buildings and submersible well – a great potential home site.

FARM SERVICE AGENCY: Corn base- 12.53 acres with 123 bu. PLC yield, wheat base – 28.51 acres with 54 bu. PLC yield, grain sorghum base – 15.94 acres with 100 bu. PLC yield

SOIL TYPE: Holdrege silt loam

2019 TAXES: \$2,255.98

ONLINE / ABSENTEE BIDDING

Live online bidding and proxy bidding by phone available. Pre-registration and pre-approval required in advance of the auction date.

Contact Luke Huddleston at 308-234-6266 luke@marshallauction.com

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of action with signing of purchase agreement. The remainder due on or before December 16, 2020.

POSSESSION: Possession given upon closing.

TAXES: 2020 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.

PROPERTY CONDITION: The property and improvements are selling in "as is" condition – no warranties expressed or implied.

METHOD OF SALE: Auction procedures and increments of bidding are at the discretion of the auction company.

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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