

Archived

December 15 - 239 Acres - 2 Tracts - Buffalo County, NE

**SOLD - 80 Acres - \$645,000**  
**SOLD - 159 Acres - \$420,000**

# 239 ACRES - 2 TRACTS BUFFALO COUNTY, NE ABSOLUTE AUCTION

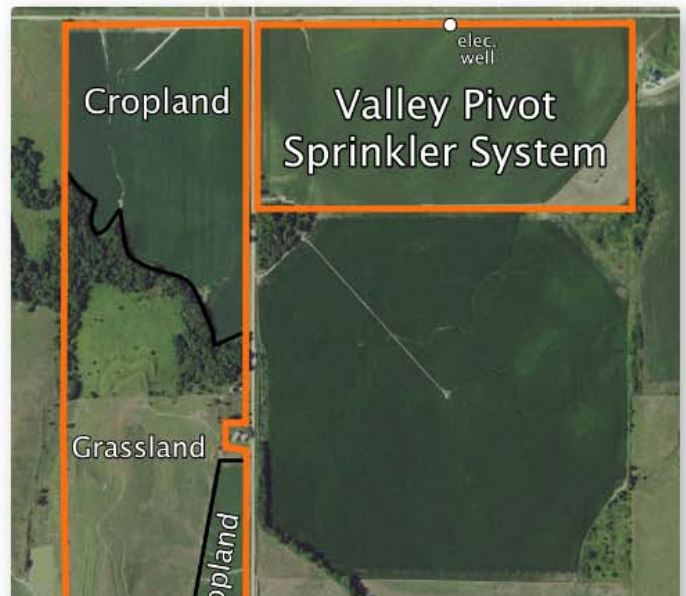
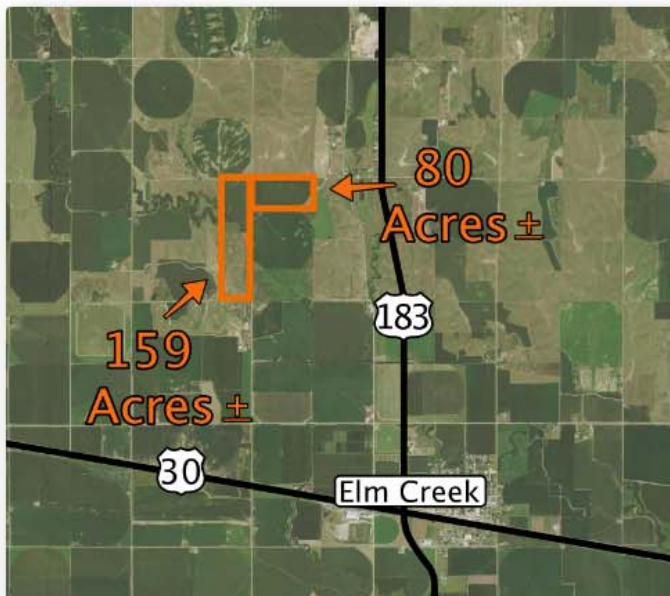
Tuesday, December 15 - 10:00 AM  
Elm Creek, Nebraska

Auction to be held in the Lions Club Community Building in Elm Creek

## Norman L Richardson Estate

Duane W. Hagan, Personal Representative

- \* Well located land with good access to nearby paved highways - close to markets
- \* Irrigated cropland, dryland, pasture land and creek bottom with natural habitat
- \* Being offered in two tracts and also together in its entirety - plan to attend!





## 80 ACRES ±

**LOCATION:** From Elm Creek, 1 mile west on Highway 30 and 2 ½ miles north on Arrow Rd.

**LEGAL DESCRIPTION:** North Half of Northwest Quarter of Section 17, Township 9 North, Range 18 West of the 6th P.M., Buffalo County, Nebraska

**ABOUT THE LAND:** 80 Acres, more or less, according to Buffalo County Assessor's records. Includes a Valley 8 tower pivot system and 8" electric well.

**FARM SERVICE AGENCY:** (estimate) Corn base – 44.27 acres with 172 bu. PLC yield, soybeans base – 13.64 acres with 47 bu. PLC yield.

**NATURAL RESOURCES DISTRICT:** The land is located in the Central Platte NRD and has certified irrigation rights for 66 acres.

**WELL DATA:** (per registration) G-066454, March 1981, 325 ft. deep, 90 ft. static water level, 126 ft. pumping level, 1,000 GPM

**SOIL TYPES:** 85.7% Coly silt loam, 8.8% Hord silt loam, 5.5% Holdrege silt loam

**2019 TAXES:** \$4,790.16



## 159 ACRES ±

**LOCATION:** Across the road west and south of above 80-acre tract

**LEGAL DESCRIPTION:** East Half of the East Half of Section 18, Township 9 North, Range 18 West of the 6th P.M., Buffalo County, Nebraska, except the one-acre home site.

**ABOUT THE LAND:** 159 Acres, more or less according to Buffalo County Assessor's records. Consisting of approx. 60.7 acres cropland, the remainder mostly grassland and creek bottom with natural habitat. Includes 25 acres of certified irrigation rights. In the past irrigation water was provided by the well on the above 80 acre tract.

**FARM SERVICE AGENCY:** (estimate) Corn base – 41.86 acres with 172 bu. PLC yield, soybeans base-12.9 acres with 47 bu. PLC yield

**SOIL TYPES:** 57.8% Coly, Uly and Hobbs silt loams, 31.4% Hord silt loam, 19.7% Uly and Holdrege silt loams.

**2019 TAXES:** \$4,813.26



### 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@marshallauciton.com

## TERMS AND CONDITIONS

**PAYMENT:** 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before January 25, 2021.

**POSSESSION:** Possession given upon closing subject to the tenants rights through February 28, 2021.

**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.

**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 and irrigation equipment is selling in "as is" condition – no warranties expressed or implied.

**METHOD OF SALE:** Auction procedures an increments of bidding 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.*