

November 19 – Pivot Irrigated – Phelps County, Nebraska

**SOLD! – \$8,800/Acre**

**393.84 ACRES – 2 TRACTS**

**PIVOT IRRIGATED**

**PHELPS COUNTY, NEBRASKA**

**ABSOLUTE AUCTION**

**Tuesday, November 19 – 10:00 AM**

**Holdrege, Nebraska**

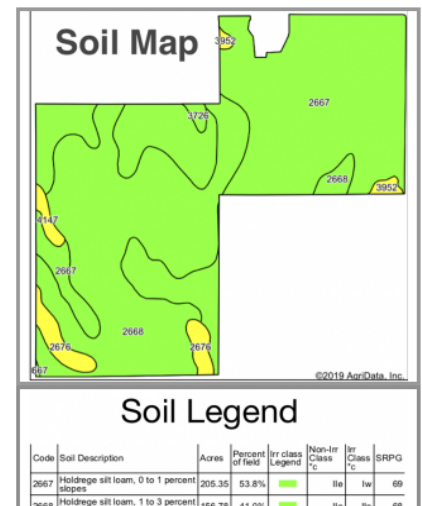
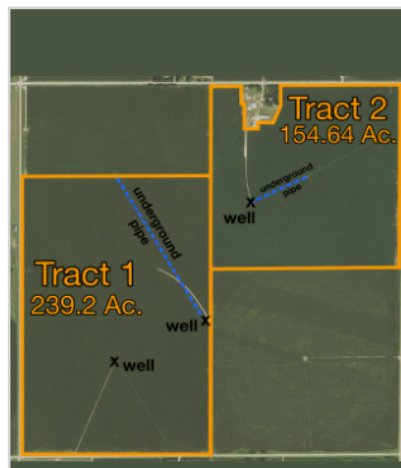
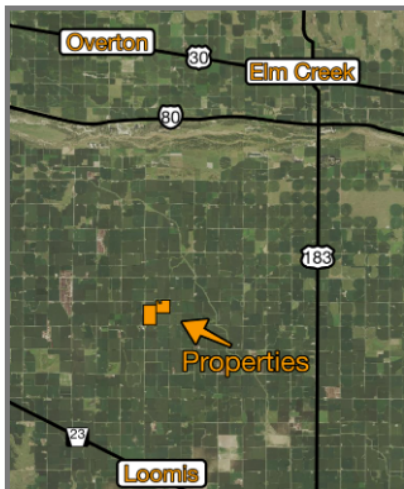
Auction to be held in the Ag Center – southeast Holdrege.

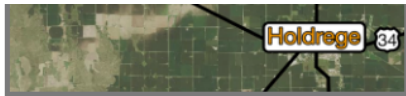
**ONLINE/ABSENTEE BIDDING** – Live online bidding and proxy bidding by phone available. Pre-registration and approval required in advance of the auction date. Contact Luke Huddleston at 308-234-6266 – [luke@marshallauction.com](mailto:luke@marshallauction.com)

**Lloyd Berquist Trust**  
**Holly Berquist Neal, Trustee**

An outstanding opportunity to acquire a sizable unit of high-quality pivot irrigated cropland. Can be purchased in it's entirely or in two tracts – plan to attend!

**LAND LOCATION:** From Loomis, 6 miles north on G Rd. (blacktop).





| Slopes |                                                                      |       |      |                  |      |      |    |
|--------|----------------------------------------------------------------------|-------|------|------------------|------|------|----|
| 2676   | Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks | 11.95 | 3.1% |                  | IIIe | IIIe |    |
| 4147   | Holdrege soils, 3 to 7 percent slopes, severely eroded               | 3.22  | 0.8% |                  | IIIe | IIIe | 64 |
| 3952   | Filmore silt loam, frequently ponded                                 | 2.81  | 0.7% |                  | IIIw | IIIw |    |
| 3726   | Detroit silt loam, 0 to 1 percent slopes                             | 1.87  | 0.5% |                  | IIIc | IIIc | 64 |
|        |                                                                      |       |      | Weighted Average |      | 65.9 |    |

## TRACT 1 – 239.2 ACRES

**LEGAL DESCRIPTION:** Southwest Quarter and South Half of the Northwest Quarter, Section 17, Township 7 North, Range 19 West of the 6th P.M., Phelps County, Nebraska

**ABOUT THE LAND:** 239.2 Acres, more or less, according to Phelps County Assessor's records. Includes a Valley 8000 7 tower pivot sprinkler (located on the Southwest Quarter) and (2) 8" irrigation wells. Note: Owned by the tenant and not included is the Valley pivot on S ½ of NW ¼ and the diesel powerunit, fuel tank, natural gas powerunit and fertilizer tanks.

**FARM SERVICE AGENCY:** Corn base – 216 acres with 193 bu. PLC yield, Soybean base – 6.4 acres with 62 bu. PLC yield

**WELL DATA:** (per registration) South well – G-024309, March 1997, 280 ft. deep, 34 ft. static water level, -107 ft. pumping level, North well – G-008436, October 1948, 148 ft. deep, 50 ft. static water level, 125 ft. pumping level.

**NATURAL RESOURCES DISTRICT:** The land is located in the Tri-Basin NRD and has certified irrigation rights for 221.3 acres

**SOIL TYPES:** 99.1% Holdrege silt loam, .9% Detroit silt loam

**2018 TAXES:** (estimate) \$10,811.17

## TRACT 2 – 154.64 ACRES

**LEGAL DESCRIPTION:** Northeast Quarter of Section 17, Township 7 North, Range 19 West of the 6th P.M., Phelps County, Nebraska, except the building site of 6.57 acres, more or less

**ABOUT THE LAND:** 154.64 Acres, according to Phelps County Assessor's records. Includes a Valley 8 tower pivot system and 8" well. Note: Owned by the tenant and not included is the natural gas powerunit and fertilizer tank.

**FARM SERVICE AGENCY:** Corn base – 138.1 acres with 193 bu. PLC yield, Soybeans base – 4.1 acres with 62 bu. PLC yield.

**WELL DATA:** (per registration) B-047106, July 1975, 260 ft. deep, 35 ft. static water level, 98 ft. pumping level

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

**SOIL TYPES:** 98.3% Holdrege silt loam, 1.7% Filmore silt loam

**2018 TAXES:** (estimate) \$7,604.91

## TERMS AND CONDITIONS

**PAYMENT:** 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before January 8, 2020.

**POSSESSION:** Possession given upon closing subject to the tenant's rights through February 29, 2020

**TAXES:** 2019 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** If proxy bidding via online or phone, pre-registration and approval is required in advance of the auction date.

**PROPERTY CONDITION:** The property and irrigation equipment is 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.*



Search our site

Search