November 8 – 161 Acres – Harlan County, Nebraska

SOLD – $4,300/Acre

161 ACRES
HARLAN COUNTY, NE
AUCTION

Thursday, November 8 – 10:00 A.M.

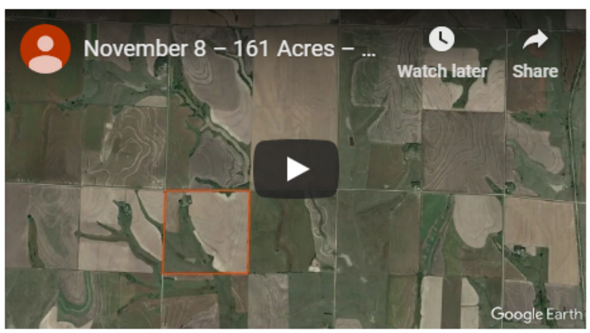
Alma, Nebraska

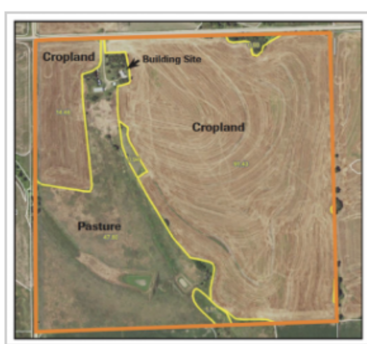
Auction to be held in the Johnson Center at 509 Main St. in Alma

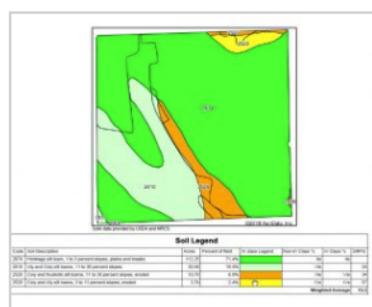
(east of downtown)

Pyell Farm

Excellent quality cropland with Holdrege silt loam soils, plus pastureland and home & buildings – Plan to attend!







LAND LOCATION: From Stamford, 6.8 miles south on B Rd. and 1 mile east on 704 Rd.
LEGAL DESCRIPTION: Northwest Quarter of Section 27, Township 1 North, Range 20 West of the 6th P.M., Harlan County, Nebraska
ABOUT THE FARM: 161 Acres , more or less, according to Harlan County Assessor's records. Consisting of approx. 106 acres of non-irrigated cropland, the remainder pastureland and building site. Water for livestock is provided by an electric submersible well at the bldg. site plus a dam and a pond. The building site includes a 1,200 sq. ft. ranch style 3 bedroom home with partially finished basement, forced air propane furnace and central air, Chief 39 ft. by 78 ft. slant wall bldg. with concrete floor, 24 ft. by 40 ft. wood frame open front shed, 20 ft. by 20 ft. wood frame garage and 3 small bins for misc. storage.

FARM SERVICE AGENCY: 44.4 Acre wheat base with 49 bu. PLC yield, 28.4 acre corn base with 123 bu. PLC yield, 15.2 acre grain sorghum base with 72 bu. PLC yield, 5.68 soybeans base with 50 bu. PLC yield

SOIL TYPES: 71.8% Holdrege silt loam rated as Class 2, 19.2% Uly and Coly silt loam rated as Class 6, 6.6% Coly and Nuckolls silt loam rated as Class 6, 2.4% Coly and Uly silt loam rated as Class 4

2017 TAXES: $4,345.82

TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement immediately following the auction. The remainder due on or before December 7, 2018.

POSSESSION: Possession given date closing subject to the tenant's rights through December 31, 2018. Seller shall retain the 2018 rents.

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 selling price will determined by multiplying the bid by 161. 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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