

December 11 – 2 Tracts – Buffalo County, Nebraska

2 TRACTS – 469.89 ACRES PIVOT IRRIGATED CROPLAND BUFFALO COUNTY, NE ABSOLUTE AUCTION

Tuesday, December 11 – 10:00 A.M.

Kearney Nebraska

**Auction to be held in the Harvest Room at the Buffalo County
Fairgrounds in Northeast Kearney.**

Secured Creditor, Owner

Plan to attend this Absolute Auction of excellent quality pivot irrigated cropland northeast of Kearney and between Ravenna and Kearney – Each tract sells to the highest bidder regardless of price!



TRACT 1 – 320 ACRES



LOCATION: Corner of 130th Rd. & Poole Rd. northeast of Kearney. From the east edge of Kearney (intersection of Hwy. 30 and Airport Rd.), 2 ½ miles east on Hwy. 30 and 5 ½ miles north on Poole Rd. From just north of Kearney (intersection of Hwy 10 & Hwy 40), 3 ½ miles north on Hwy. 10 and 6 miles east on 130th Rd.

LEGAL DESCRIPTION: South Half of Section 25, Township 10 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska.

LAND & EQUIPMENT: 320 Acres, more or less, according to Buffalo County Assessor's records. Includes a Zimmatic 9 tower pivot system, a Zimmatic 8 tower pivot system (2) Valley 5 tower pivots on the inside corners and (2) 8" wells

Eliminate 5 tower pivot system, 12/ Valley 5 tower pivot on the inside corners and 12/ 8" well.

FARM SERVICE AGENCY: Total cropland – 317.25 Acres, Corn base – 245.3 acres with 134 bu. PLC yield

WELL DATA: (per registration) East Well – G-116313, June 2002, 301 ft. deep, 75 ft. static water level, 190 ft. pumping level, 800 GPM. West Well – G-116314, June 2002, 331 ft. deep, 127 ft. static water level, 190 ft. pumping level, 800 GPM.

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for 308.1 acres

SOIL TYPES: Mostly Uly, Holdrege and Coly with some Hobbs and Hord silt loams.

2017 TAXES: \$23,521.82



TRACT 2 – 149.89 ACRES



LOCATION: Corner of 235 Rd. & Poole Rd. between Kearney and Ravenna. (6 ½ miles north of Tract 1). From just north of Kearney (intersection of Hwy 10 & Hwy 40), 9 ½ miles north on Hwy 10 and 6 miles east on 220 Rd. and 1 mile north on Poole Rd. From Ravenna, 8 miles south on Ravenna Rd. and 3 miles west on 235 Rd.

LEGAL DESCRIPTION: East Half of the East Half of Section 23, Township 11 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, except 10.11 acre building site.

LAND & EQUIPMENT: 149.89 Acres, more or less, based on Buffalo County Assessor's records. Includes a Lockwood 10 tower pivot system, Valley 5 tower pivot system, Zimatic 5 tower pivot and 8" well.

FARM SERVICE AGENCY: Corn base – 116.3 acres with 134 bu. PLC yield, grain sorghum base – 2.1 acres with 67 bu. PLC yield

WELL DATA: (per registration) G-097354, June 1988, 320 ft. deep, 71 ft. static water level, 177 ft. pumping level, 900 GPM.

NATURAL RESOURCES DISTRICT: The land is located in the Lower Loup NRD and has certified irrigation rights for approx. 145 acres.

SOIL TYPES: Mostly Uly, Holdrege, Coly and Hord silt loam soils.

2017 TAXES: (estimate) \$8,285



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 31, 2018.

POSSESSION: Possession given upon closing. Seller shall retain the 2018 rents.

TAXES: 2018 and prior years taxes paid by sellers.

NOTE: This document will be used as evidence of ownership. The cost of the survey title insurance and the survey fee shall be divided

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 sell separately and will not be combined. 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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