

December 12 – 535 Acres – Harlan County, Nebraska

Tract 1 – SOLD – \$3,850/Acre

Tract 2 – SOLD – \$1,600/Acre

Tract 3 – SOLD – \$7,100/Acre

**535 ACRES – 3 TRACTS
HARLAN COUNTY, NE
ABSOLUTE AUCTION**

Thursday, December 12 – 10:00 A.M.
Holdrege, Nebraska

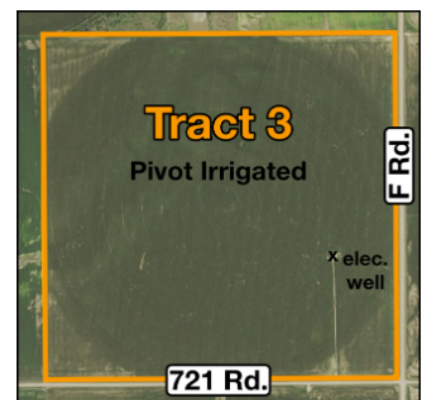
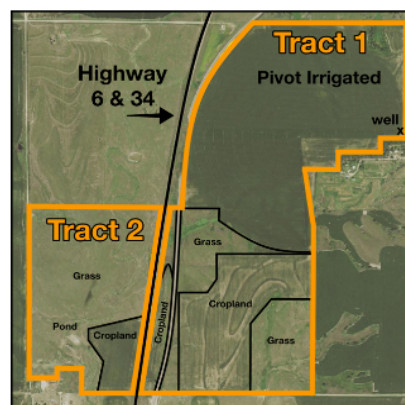
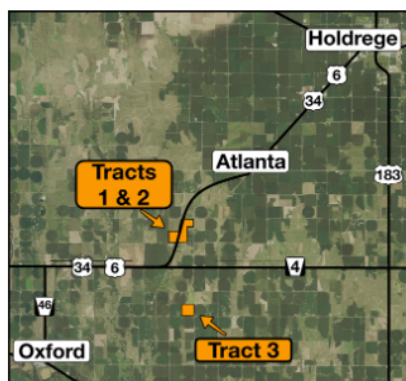
Auction to be held in the Ag Center in southeast Holdrege

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 or luke@marshallauction.com

Elaine M. Pape Trust

First National Bank, Trustee

Plan to attend this absolute auction of well located land – pivot irrigated cropland, dryland and some pastureland – tracts from 94 acres to 282 acres.



TRACT 1 – 282 ACRES ±



LOCATION: From Atlanta, 3.5 miles southwest on Highway 6 & 34

LEGAL DESCRIPTION: Part of Section 12, Township 4 North, Range 20 West of the 6th P.M., Harlan County, Nebraska, lying east of Highway 6 & 34.

ABOUT THE LAND: 282 Acres, more or less, based on the Harlan County Assessor's records. Includes a Valley 10 tower pivot system – new in 2004, an 8" well – new in 2008, a Cummins diesel powerunit and (2) 1,000 gallon fuel tanks. Consisting of approx. 218 acres of cropland with 151.9 acres of certified irrigation rights. The remainder of the tract is mostly grassland.

FARM SERVICE AGENCY: (estimate) Corn base – 111 acres with 145 bu. PLC yield, soybeans base – 5.56 acres with 53 bu. PLC yield, wheat base – 33.37 acres with 42 bu. PLC yield.

WELL DATA: (per registration) G-000819, August 2008, 209 ft. deep, 149.6 ft. static water level, 164 ft. pumping level, 900 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Lower Republican NRD and has certified irrigation rights for 151.9 acres.

SOIL TYPES: 49.9% Holdrege silt loam, 47.4% coly and Uly silt loams, 2.7% Coly and Nuckolls silt loams

2018 TAXES: (estimate) \$8,898

TRACT 2 – 94 ACRES ±



LOCATION: West side of Highway 6 & 34 – just west of Tract 1 (corner of Highway 6 & 34 and 724 Rd)

LEGAL DESCRIPTION: Part of the Southwest Quarter of Section 12, Township 4 North, Range 20 West of the 6th P.M., Harlan County, Nebraska, lying west of Highway 6 & 34.

ABOUT THE LAND: 94 Acres, more or less, based on Harlan County Assessor's records. Consisting of approx. 13.2 acres of non-irrigated cropland, the remainder mostly grassland. A well located tract with easy access.

FARM SERVICE AGENCY: (estimate) Corn base – 6.75 acres with 145 bu. PLC yield, soybeans base – .34 acres with 53 bu. PLC yield, wheat base – 2.03 acres with 42 bu. PLC yield

SOIL TYPES: 51.5% Hobbs silt loam, 44.6% Uly and Coly silt loams, 3.9% Holdrege silt loam,

2018 TAXES: (estimate) \$1,335

TRACT 3 – 159 ACRES ±



LOCATION: From the east side of Tract 1, 3 miles south on F Rd. From Oxford, 5 ½ miles east on 719 Rd. and 2 miles north on F Rd.

LEGAL DESCRIPTION: Southeast Quarter of Section 25, Township 4 North, Range 20 West of the 6th P.M., Harlan County, Nebraska

ABOUT THE LAND: 159 Acres, more or less, based on Harlan County Assessor's records. Includes a Valley 9 tower pivot system – new in 1990 and an 8" well – new in 2010 with an electric motor. Consists of 134.5 acres of certified irrigated cropland, the remainder is mostly non-irrigated cropland.

FARM SERVICE AGENCY: Corn base – 68.76 acres with 179 bu. PLC yield, soybeans base – 44.74 acres with 59 bu. PLC yield.

WELL DATA: (per registration) G-061589, August 2010, 320 ft. deep, 171 ft. static water level, 223 ft. pumping level, 700 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Lower Republican NRD and has certified irrigation rights for 134.5 acres

SOIL TYPES: 75.7% Holdrege silt loam, 14.3% Coly and Nuckolls silt loams, 11% Coly and Uly silt loams

2018 TAXES: \$6,818.96

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before January 15, 2020.

POSSESSION: Possession given upon closing subject to the tenants 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: 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.



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