

December 3 – 548.7 Acres – Buffalo County, Nebraska

Tracts 1 & 2 – SOLD – \$4,200/Acre

Tracts 3 & 4 – SOLD – \$4,300/Acre

548.71 ACRES – 4 TRACTS

PIVOT IRRIGATED

ABSOLUTE AUCTION

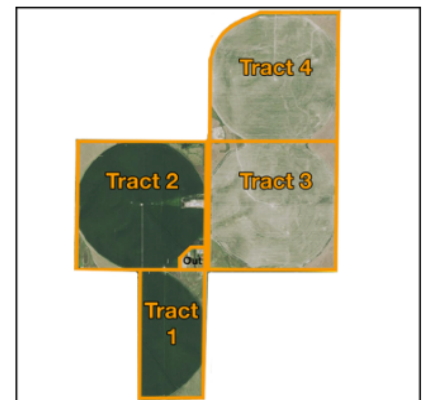
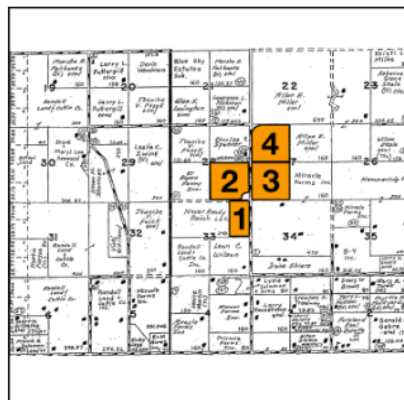
**Tuesday, December 3 – 10:00 A.M.
Kearney, Nebraska**

Auction to be held in the Harvest Room at the Buffalo County Fairgrounds in Kearney.
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@marshallauction.com

Poulder Farms, owner

An outstanding opportunity to acquire Buffalo County pivot irrigated cropland with late model pivot systems – plan to attend!

LAND LOCATION: From Gibbon, 2 miles west on Highway 30 and 4.5 miles north on Maple Rd. From the east edge of Kearney, 6 miles east on Highway 30 and 4.5 miles north on Maple Rd.



TRACT 1 – 80 ACRES

LEGAL DESCRIPTION: East Half of the Northeast Quarter of Section 33, Township 10 North, Range 14 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 T-L 8 tower pivot system – installed in 2014 (2008 model) and an 8" well with John Deere diesel powerunit.

FARM SERVICE AGENCY: (estimate) Corn base – 57.09 acres with 195 bu. PLC yield, wheat base – 1.66 acres with 36 bu. PLC yield.

WELL DATA: (per registration) G-068134, Sept. 2008, 285 ft. deep, 55 ft. static water level, 95 ft. pumping level, 1,000 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for approx. 67.2 acres

SOIL TYPES: 52% Hobbs silt loam, 39.4% Uly, Holdrege and Coly soils, 8.6% Hord silt loam

2018 TAXES: \$5,667.36

TRACT 2 – 154.21 ACRES

LEGAL DESCRIPTION: Southeast Quarter of Section 28, Township 10 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska, except 5.79 acres home site in the southeast corner

ABOUT THE LAND: 154.21 Acres, more or less according to Buffalo County assessor's records. Includes a T-L 8 tower pivot system – new in 2011, irrigation well with electric motor, 16,000 bushel grain bin, a pig nursery building, and an electric submersible well.

FARM SERVICE AGENCY: (estimate) Corn base – 126 acres with 195 bu., Soybean base – 13.45 acres with 62 bu. PLC yield, wheat base – 3.66 acres the 36 bu. PLC yield.

WELL DATA: (per registration) G-018889, July 1955, 275 ft. deep 48 ft. static water level, 60 ft. pumping level, 1,000 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for approx. 129 acres.

SOIL TYPES: 39.6% Hobbs silt loam, 27.7% Uly, Holdrege and Coly soils, 29.2% Coly silt loam, the remainder mostly Coly, Uly and Hobbs soils

2018 TAXES: \$10,633.18

Tract 1 and Tract 2 can be purchased separately or together

TRACT 3 – 160 ACRES

LEGAL DESCRIPTION: Southwest Quarter of Section 27, Township 10 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska

ABOUT THE LAND: 160 Acres, more or less, based on Buffalo County Assessor's records. Includes a T-L 9 tower pivot system – new in 2009 and 8" well with John Deere diesel powerunit.

FARM SERVICE AGENCY: (estimate) Corn base – 113.15 acres with 195 bu. PLC yield, soybean base – 12.08 acres with 62 bu. PLC yield, wheat base – 3.29 acres with 36 bu. PLC yield.

WELL DATA: (per registration) G-068863, May 1983, 330 ft. deep, 92 ft. static water level, 178 ft. pumping level, 750 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for approx. 133.3

SOIL TYPES: 53.9% Uly, Holdrege and Coly soils, 19.1% Hobbs silt loam, 18.8% Coly silt loam, 5.4% Hord silt loam, remainder mostly Coly, Uly and Hobbs soils

2018 TAXES: (estimate) \$10,900

TRACT 4 – 154.5 ACRES

LEGAL DESCRIPTION: Northwest Quarter of Section 27, Township 10 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska, except 5.5 acre home site in the northwest corner

ABOUT THE LAND: 154.5 Acres, more or less, based on Buffalo County Assessor's records. Includes a T-L pivot system – new in 2010 and an 8" well with electric motor.

FARM SERVICE AGENCY: (estimate) Corn base – 113.16 acres with 195 bu. PLC yield, soybean base – 12.8 acres with 62 bu. PLC yield, wheat base – 3.29 acres with 36 bu. PLC yield

WELL DATA: (per registration) G-068862, June 1983, 321 ft. deep, 64 ft. static water level, 165 ft. pumping level, 750 GPM

NATURAL RESOURCES DISTRICT: The land is located in the Central Platte NRD and has certified irrigation rights for approx. 133.3 acres.

SOIL TYPES: 30.8% Uly, Holdrege and Coly soils, 28.2% Hord silt loam, 18.8% Hobbs silt loam 15.4% Coly silt loam, 6.3% Holdrege silt loam, remainder Coly, Uly and Hobbs

2018 TAXES: (estimate) \$10,900

Tract 3 and Tract 4 can be purchased separately or together

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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