

September 26 – 940.7 Acres – Franklin County, Nebraska

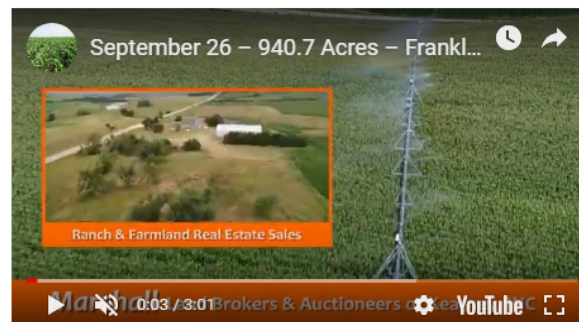
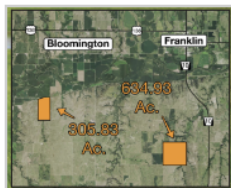
2 TRACTS – 940.7 ACRES CROPLAND & PASTURE FRANKLIN COUNTY, NEBRASKA ABSOLUTE AUCTION

Thursday, September 26, 2019 – 10:00 A.M.

Franklin, Nebraska

Auction to be held at the Franklin County Fairgrounds
(from Hwy 10 and J Rd in south Franklin – 1-mile west)

Donco Partnership, Ltd.
Heirs of Don & Skeet Kennedy



634.93 ACRES ±



LEGAL DESCRIPTION: Section 25, Township 1 North, Range 15 West of the 6th P.M., Franklin County, Nebraska

ABOUT THE LAND: 634.93 Acres, more or less, according to Franklin County Assessor's records. Consisting of approx. 149 acres of non-irrigated cropland, the remainder mostly pastureland. Water for livestock is provided by 2 electric submersible wells and 3 dams. Includes a Morton building and 2 smaller grain bins. The property also has areas of a natural habitat providing a haven for wildlife.

FARM SERVICE AGENCY: Corn base 103 acres with 119 bu. PLC yield, soybean base 34.3 acres with 44 bu. PLC yield.

2018 TAXES: \$10,843.66

305.83 ACRES ±



LOCATION: From Bloomington, 1 ½ miles south on 27 ½ Rd. and 1 ½ miles west on E Rd.

LEGAL DESCRIPTION: East Half of Section 13, Township 1 North, Range 16 West of the 6th P.M., Franklin County, Nebraska, except 8.9 acres, more or less, in the northwest corner.

ABOUT THE LAND: 305.83 Acres, more or less, based on Franklin County Assessor's records. Consisting of approx. 39.2 acres of non-irrigated cropland, the remainder mostly pastureland. Includes a building site with 2-bedroom home w/partially finished basement and central air conditioning, plus (2) 9,000 bushel grain bins, wood frame machinery bldg., a 2 car garage and natural windbreak. Water for livestock is provided by an electric submersible well at the bldg. site, 3 smaller dams west of the road and a spring fed creek east of the road.

FARM SERVICE AGENCY: Corn base, 25.61 acres with 119 bu. PLC yield, soybeans base, 8.54 acres with 44 bu. PLC yield.

2018 TAXES: \$5,771.24

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before October 28, 2019.

POSSESSION: Possession given upon closing subject to the tenants rights through December 31, 2019.

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.

METHOD OF SALE: Auction procedures an increments of bidding 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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