

## ABSOLUTE LAND AUCTION – 150 ACRES – BOONE COUNTY, N

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**LAND AUCTION**  
**BOONE COUNTY, NEBRASKA**

**SOLD!**  
**\$9,550 PER ACRE**



**MARSHALL**  
LAND BROKERS & AUCTIONEERS

Luke Huddleston, Sales Manager  
308.293.7258 | luke@marshallauction.com

Miles Marshall, Broker  
308.234.6266 | miles@marshallauction.com



Thursday – November 9, 2023 – 10 AM

Online Auction

Auction to be held via an Online-Only Auction

Bidding Opens: November 1, 2023 @ 10AM

Bidding Begins to Close: November 9, 2023 @ 10AM

[ONLINE BIDDING HERE](#)

[BID CERTIFICATION FORM  
HERE](#)



## Land Auction – 150 Acres ± – Boone County, Nebraska

**Land Location:** From the east edge of Albion, 1.5 miles east on Highway 91 and 5.2 miles north on 270th Avenue.

**Legal Description:** Part Southwest Quarter of Section 24, Township 21 North, Range 6 West, Boone County, Nebraska, except a 10 acre tract in the Southwest corner.

**About the Land:** 150 Acres, more or less, according to Boone County Assessor's records. Consisting of non-irrigated cropland

**Farm Service Agency:** Corn base – 118.86 acres with 109 bu. PLC yield.

**Natural Resources District:** The land is located in the Lower Loup NRD.

**2022 Taxes:** \$ 3,535.50

**Absolute Auction:** Selling 150 Acres in Boone County, NE. The property sells at absolute auction to the highest bidder regardless of price – no minimum bid!

**Online Bidding:** This is an online auction. Bidding will be online via [marshallauction.bidwrangler.com](http://marshallauction.bidwrangler.com). Bidding closes November 9, 2023, starting at 10:00 AM CST

**Bidder Registration:** Bidders must register and be approved by the auction company prior to the auction closing date (we recommend 48hrs. prior to the auction close). Register by completing the bidder certification form (provided by the auction company) and submitting it to Luke Huddleston, Auction Manager at [luke@marshallauction.com](mailto:luke@marshallauction.com) or at physical office: 2033 Central Ave., Kearney, NE. Office 308-234-6266, Cell 308-293-7258

### TERMS & CONDITIONS

**PAYMENT:** 15% earnest money payment due day auction with signing of purchase agreement. The remainder is due upon closing on or before December 15, 2023.

**POSSESSION:** Possession given upon closing, subject to the tenant's rights through February 29, 2024.

**TAXES:** 2023 and prior years taxes paid by the seller.

**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.

**FINANCING:** This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

**PROPERTY CONDITION:** The property is selling in "as-is" condition – no warranties expressed or implied.

**METHOD OF SALE:** Auction procedures and increments of bidding at the sole discretion of the auction company.

**AGENCY:** Marshall Land Brokers & Auctioneers are agents representing the seller.

*Maps shown are for illustration purposes only and are not intended to represent actual property lines.*

*Data has 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.*

company prior to Date of the auction close.  
Register by completing a bidder certification form  
and submitting to Luke Huddleston @  
luke@marshallauction.com

308-234-6266

Jeff Marshall, Robin Marshall

John Childears, Clay Patton

**EXTENDED BIDDING:** The closing times for bidding  
will be automatically extended when the property  
receives a bid in the last 4 minutes and will close  
simultaneously when the property does not receive  
a bid for 4 minutes.

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Luke Huddleston

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