

ABSOLUTE LAND AUCTION

Adrian Lynn Farm
Joy Lynn Hershberger, owner
151.59 Acres in Kearney County, NE

Tuesday – November 14, 2023 – 10 AM
Auction to be held in the Minden Opera House at 322 E. 5th Street
LIVE ONLINE & PRE-BIDDING – Available with prior approval

[VIEW & BID HERE](#)

[BID CERTIFICATION FORM HERE](#)

SOLD – \$9,850/Acre

**High quality pivot irrigated cropland with near new pivot system with swing arm
– Plan to attend!**

**151.59 ACRES
LAND AUCTION**
KEARNEY COUNTY, NE
**ADRIAN LYNN
FARM**
JOY LYNN HERSHBERGER,
OWNER

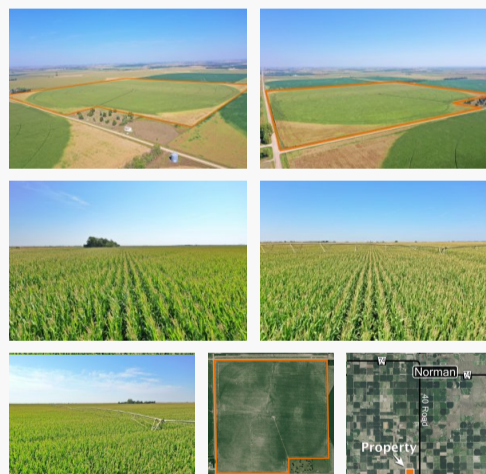
**TUESDAY NOVEMBER 14TH
@ 10 AM**
MINDEN OPERA HOUSE



MARSHALL
LAND BROKERS & AUCTIONEERS

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

Miles Marshall, Broker
308.234.6266 | miles@marshallauction.com





Land Location: From the south edge of Minden, 7.5 miles south on Highway 10 and 7 miles east on C Rd. – OR – from 1/4 mile west of Norman, 7 miles south on 40 Rd. and 1/2 mile west on C Rd.

Legal Description: Northwest Quarter of Section 29, Township 5 North, Range 13 West of the 6th P.M., Kearney County, Nebraska, except a tract in the southeast corner.

About the Land: 151.59 Acres, more or less, according to Kearney County Assessor's records. Excellent quality pivot irrigated cropland with 2 year old T-L pivot system plus 1 year old swing arm and a 10 inch irrigation well with natural gas available. Highly productive irrigated land with Class 1 and 2 rated soils. (Not included – power unit, fuel tank & fertilizer tank)

Farm Service Agency: Corn base – 145.7 acres with 120bu. PLC yield, Soybeans base – .1 acre with 53bu. PLC yield

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 140.44 acres.

Well Data: (per registration) G-026896, Feb. 1993, 236ft. deep, 130ft. static water level, 148ft. pumping level, 10 inch pump column, 800GPM

Soil Types: 51.4% Detroit silt loam rated as Class 1, 24.7% Holdrege silt loam rated as Class 1, 18% Holdrege silt loam rated as Class 2, 6% Butler silt loam rated as Class 2.

2022 Taxes: \$ 8,630.24

Absolute Auction: Selling 151.59 Acres in Kearney County, NE. The property sells at absolute auction to the highest bidder regardless of price – no minimum bid!

Online Bidding: This will be a live auction with pre-auction and live online bidding also available. Online bidding via marshallauction.bidwrangler.com

Online Bidder Registration: Online bidders must register and be approved by the auction company prior to the auction closing date (we recommend 24hrs. 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 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 January 10, 2024.

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. Title insurance and escrow closing services provided by Mid-Nebraska Title Group, Inc. in Minden (Miller Abstract & Title Co.)

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 cellphone, online platforms and/or on someone's behalf, shall be approved by Marshall Land Brokers & Auctioneers 25 hours prior to the auction.

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.

Miles Marshall, Broker

Luke Huddleston, Associate

308-234-6266

Jeff Marshall, Robin Marshall

John Childears, Clay Patton



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