

ABSOLUTE LAND AUCTION



SOLD \$11.5 Million

Wasson Farms Ltd., Christner Farms LLC, Ladybug Farms of Colorado LLC
1,744 Acres - 10 Pivots
Gosper County, NE

Online Only Land Auction

Bidding Opens November 7th, 2024 @ 10AM CST
Bidding Begins to Close November 14th, 2024 @ 10AM CST

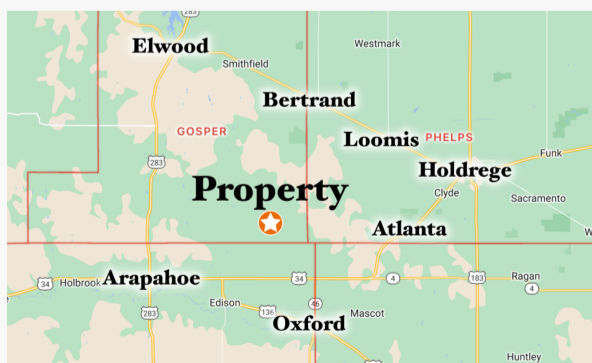
[SEE INDIVIDUAL TRACT RESULTS HERE](#)

[ONLINE BIDDING HERE](#)

[BID CERTIFICATION FORM HERE](#)

Marshall Auction Presents

Selling at Absolute Auction are 8 tracts located in Gosper County, Nebraska. 10 pivot irrigated farms. An outstanding opportunity to acquire multiple tracts of cropland in close proximity! Owned – by the same family for many years – this is your opportunity!

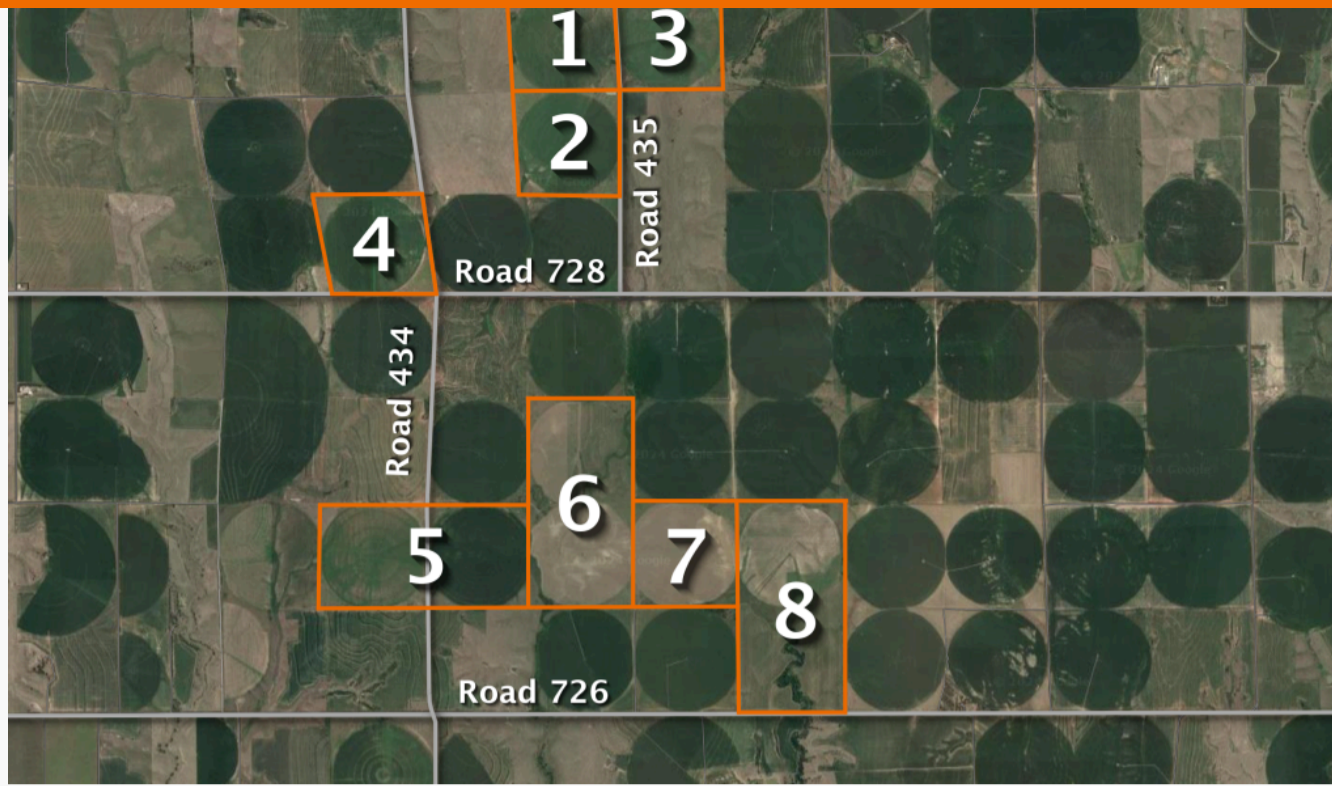
A promotional flyer for the land auction. It features the Marshall Auction logo, the text 'LAND AUCTION 1,744 ACRES Gosper County, Nebraska', and the auction dates. It also includes photos of Miles Marshall and Luke Huddlestone, and the website marshallauction.com.

LAND AUCTION
1,744 ACRES
Gosper County, Nebraska

MARSHALL
LAND BROKERS & AUCTIONEERS
marshallauction.com

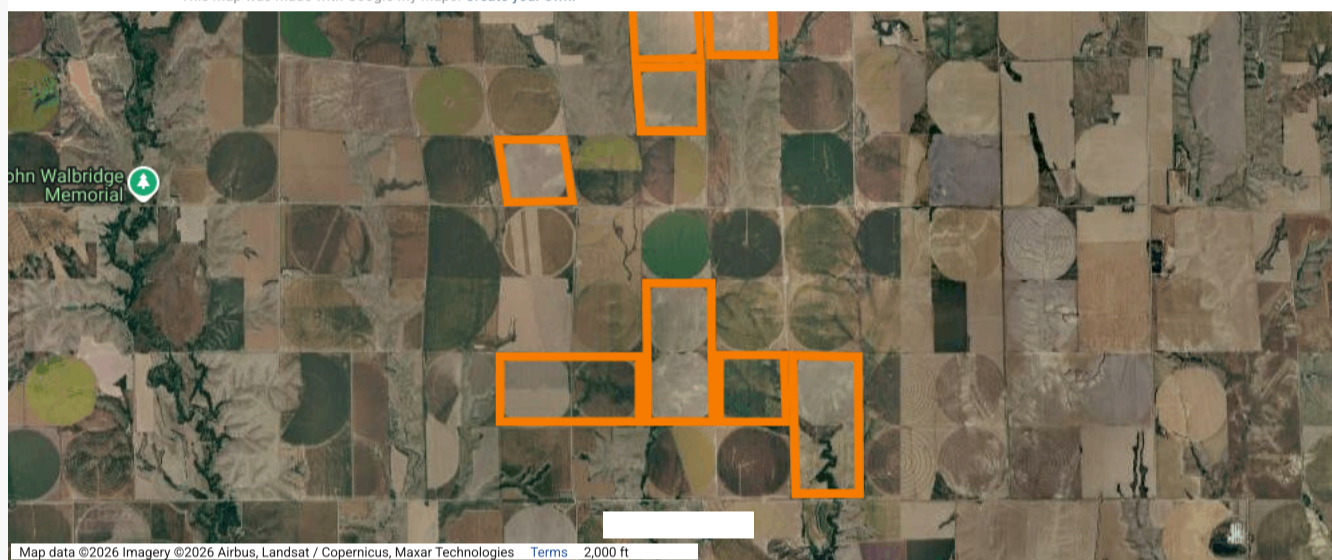
Online-Only Land Auction
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All Auction Details @ marshallauction.com

Miles Marshall, Broker
Luke Huddlestone, Sales Manager



Wasson Farms Ltd./Ladybug Farms of Colorado LLC/Christner Farms LLC ☆
Lucas Huddleston

This map was made with Google My Maps. Create your own.



Farms have been farmed certified organic in recent years (except that part east of the road on Tract 5)

TRACT 1 - 156 Acres +/- Gosper County, Nebraska



Legal Description: Southeast Quarter of Section 16, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 156 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland including a Zimmatic 7 tower system and an electric submersible well. Approx. 16 acres (pivot corners) in the Conservation Reserve Program through Sept. 30, 2027, with an annual payment of approx. \$1,417.

Farm Service Agency: (estimate) Corn base – 51.39 acres, Soybeans base – 31.86 acres

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 123.87 acres.

Well Data: (per registration) G-060045, April 1978, 312ft. deep, 110ft. static water level, 750 GPM.

Soil Types: Primarily Holdrege silt loam with areas of Uly and Coly silt loams

2023 Taxes: \$ 6,141.90



Legal Description: Northeast Quarter of Section 21, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 158 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland including a Valley 8 tower system and an electric submersible well.

Farm Service Agency: (estimate) Corn base – 60.6 acres, Soybeans base – 37.6 acres

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 128.18 acres.

Well Data: (per registration) G-110678, May 2001, 290ft. deep, 90ft. static water level, 500 GPM.

Soil Types: Primarily Holdrege silt loam with areas of Uly and Coly silt loams

2023 Taxes: \$ 5,303.34

TRACT 3 - 160 Acres +/- Gosper County, Nebraska



Legal Description: Southwest Quarter of Section 15, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 160 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland including a Valley pivot system and two electric submersible wells. Approx. 9.28 acres in the two west pivot corners are enrolled in the Conservation Reserve Program through Sept. 30, 2027 with annual payment of \$855.

Farm Service Agency: (estimate) Corn base – 66.35 acres, Soybeans base – 41.13 acres

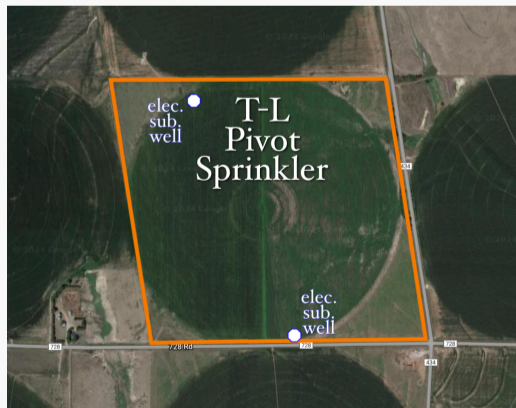
Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 134.25 acres.

Well Data: (per registration) North Well – G-124393, Sept. 2003, 240ft. deep, 68ft. static water level, 400 GPM. South Well – G-124394, Oct. 2003, 218ft. deep, 44ft. static water level, 400 GPM

Soil Types: Uly, Coly and Holdrege silt loams, smaller area of Hobbs silt loam

2023 Taxes: \$ 4,848.26

TRACT 4 - 158 Acres +/- Gosper County, Nebraska



Legal Description: Southeast Quarter of Section 20, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 158 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland including a T-L 8 tower system, new in 2023 and two electric sub. wells.

Farm Service Agency: (estimate) Corn base – 60.3 acres, Soybeans base – 37.3 acres

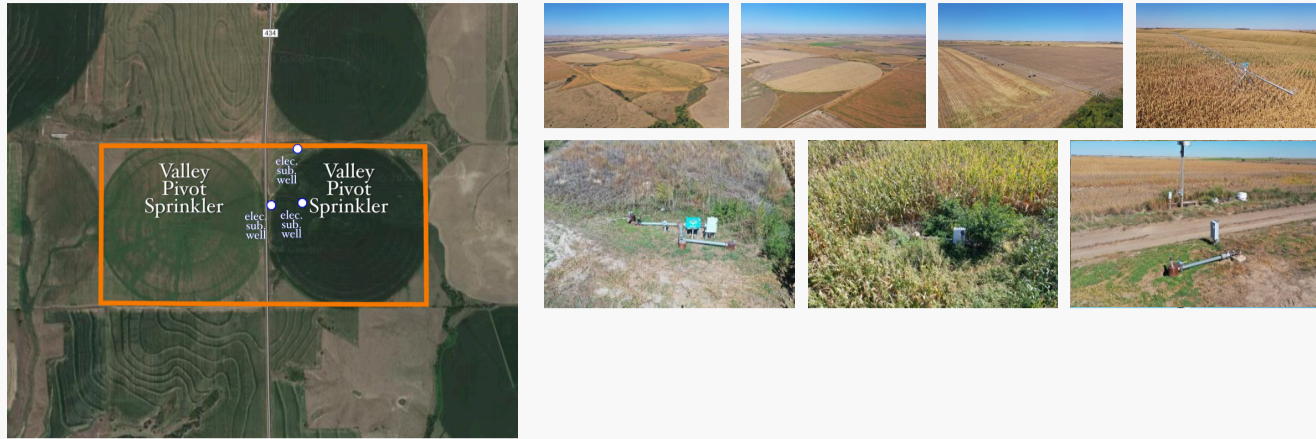
Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 129.55 acres.

Well Data: (per registration) North Well – G-155206, Jan. 2010, 310ft. deep, 133ft. static water level, 400 GPM. South Well – G-093996, Nov. 1997, 285ft. deep, 128ft. static water level, 600 GPM.

Soil Types: Primarily Holdrege silt loam with areas of Uly and Coly silt loams

2023 Taxes: \$ 6,081.84

TRACT 5 - 320 Acres +/- Gosper County, Nebraska



Legal Description: Northeast Quarter of Section 32 and Northwest Quarter of Section 33, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 320 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland including two Valley pivot systems and three connected electric submersible wells east of the road. Approx. 34.8 acres of pivot corners in the Conservation Reserve Program through Sept. 30, 2027 with an annual payment of approx. \$3,083.

Farm Service Agency: (estimate) Corn base – 120 acres, Soybeans base – 74 acres

Natural Resources District: The land is located in the Tri-Basin NRD and has estimated certified irrigation rights for 260 acres.

Well Data: (per registration) North Well – G-148913, April 2008, 262ft. deep, 107ft. static water level, 400 GPM. Middle Well – G-069871, Oct. 1984, 233ft. deep, 105ft. static water level, 600 GPM. South Well – G-128634, Aug. 2004, 210ft. deep, 60ft. static water level, 500 GPM

Soil Types: Primarily Holdrege silt loam with the remainder Coly and Uly silt loams

Taxes: (estimate) \$ 12,072

TRACT 6 - 312 Acres +/- Gosper County, Nebraska



Legal Description: Northeast Quarter of Section 33 and Southeast Quarter of Section 28, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 312 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland including a T-L 8 tower system new in 2022, a Valley pivot system and 4 connected elec. sub. wells. Approx. 14.9 acres of pivot corners in the Conservation Reserve Program through Sept. 30, 2027 with an annual payment of approx. \$1,320.

Farm Service Agency: (estimate) Corn base – 112.8 acres, Soybeans base – 69.9 acres

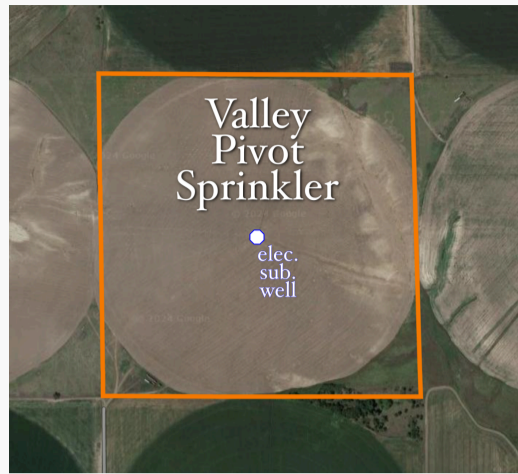
Natural Resources District: The land is located in the Tri-Basin NRD and has estimated certified irrigation rights for 273 acres.

Well Data: (per registration) Center north pivot – G-124503, Oct. 2003, 228ft. deep, 75ft. static water level, 300 GPM. East of center of North pivot – G-124504, Oct. 2003, 198ft. deep, 42ft. static water level, 300 GPM. East edge north pivot – G-124505, Oct. 2003, 208ft. deep, 81ft. static water level, 250 GPM, Northwest corner South pivot – G-171741, Mar. 2014, 190ft. deep, 60ft. static water level, 400 GPM.

Soil Types: Primarily Holdrege silt loam, Uly and Coly silt loams, smaller areas of Hobbs and Cozad silt loams

Taxes: (estimate) \$ 9,921

TRACT 7 - 160 Acres +/- Gosper County, Nebraska



Legal Description: Northwest Quarter of Section 34, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 160 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland with a Valley pivot system and an electric submersible well near the pivot center point. Approx. 20 acres (pivot corners) are enrolled in the Conservation Reserve Program through Sept. 30, 2027 with annual payment of \$1,772.

Farm Service Agency: (estimate) Corn base – 61.19 acres, Soybeans base – 37.9 acres

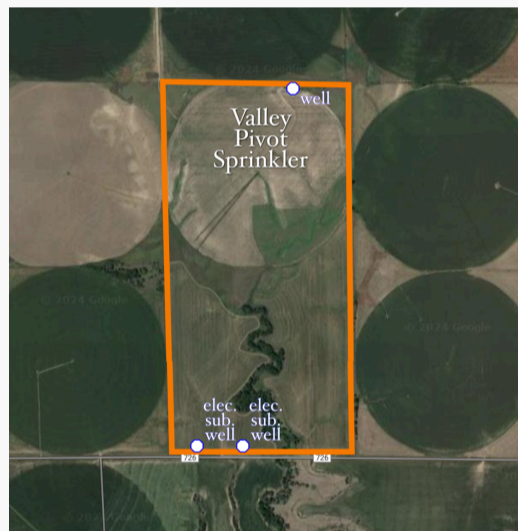
Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 130.27 acres.

Well Data: (per registration) G-091650, May 1997, 262ft. deep, 107ft. static water level, 600 GPM

Soil Types: Primarily Holdrege silt loams and Uly and Coly silt loams

2023 Taxes: \$ 5,747.74

TRACT 8 - 320 Acres +/- Gosper County, Nebraska



Legal Description: East Half of Section 34, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 320 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland and dryland. Includes a Valley 9 tower pivot system, a well with Western Land Roller 8" pump, CaseIH diesel power unit and fuel tanks, plus two elec. sub. wells. Approx. 18.2 acres (3-pivot corners) in the Conservation Reserve Program through Sept. 30, 2027 with an annual payment of approx. \$1,612

Farm Service Agency: (estimate) Corn base – 123.2 acres, Soybeans base – 76.4 acres

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 141.3 acres.

Well Data: (per registration) North Well – G-034922, June 1971, 157ft. deep, 60ft. static water level, 750 GPM. Southwest Well – G-086207, Oct. 1995, 225ft. deep, 81ft. static water level, 250 GPM. Southeast Well – G-086975, Dec. 1995, 175ft. deep, 40ft. static water level, 150 GPM

Soil Types: Holdrege silt loam, Uly and Coly silt loams, Hobbs and Hord silt loams

2023 Taxes: \$ 7,536.76

Absolute Land Auction: Selling 1,744 Acres, more or less, in 8 Tracts in Gosper County, Nebraska. The property sells at absolute auction to the highest bidder regardless of price – no minimum bid!

Online-Only Bidding: This is an online auction. Bidding will be online via bid.marshallauction.com Bidding closes November 14th, 2024 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 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 of auction with signing of purchase agreement. The remainder is due upon closing on or before January 10, 2025.

POSSESSION: Possession given upon closing subject to the tenant's rights through February 28, 2025.

U.S.D.A CONSERVATION RESERVE PROGRAM: Buyer shall assume the existing CRP contracts and shall be entitled to receive 2025 and subsequent CRP payments. Buyer is responsible for all costs and penalties should the buyer violate or cancel the contracts.



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 by Phelps County Title Company in Holdrege.

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

BIDDER REGISTRATION: All bidders will be required to register and be approved by the auction company prior to date of the auction close. Register by completing a bidder certification form and submitting to land@marshallauction.com

EXTENDED BIDDING: The closing times for bidding will be automatically extended when any of the (8) tracts receives a bid in the last 4 minutes and will close simultaneously when no further bids are received for 4 minutes.

EASEMENT FOR ACCESS: Legal access to Tracts 6 and 7 via an ingress/egress easement over the north side of the North Half of 33-5-21.

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. As with any agricultural land, this property may include noxious weeds; fence lines may not be on the legal boundary. Mathematical calculations to obtain sale price does not guarantee acres in the property. All maps provided by Marshall Land Brokers & Auctioneers are approximations only, to be used as a general guideline, and not intended as survey accurate.

Miles Marshall, Broker & Auctioneer

Luke Huddleston, Auction Manager

308-234-6266

Jeff Marshall, John Childears, Clay Patton



Marshall Land Brokers & Auctioneers

PO Box 261

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Kearney, NE 68847

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