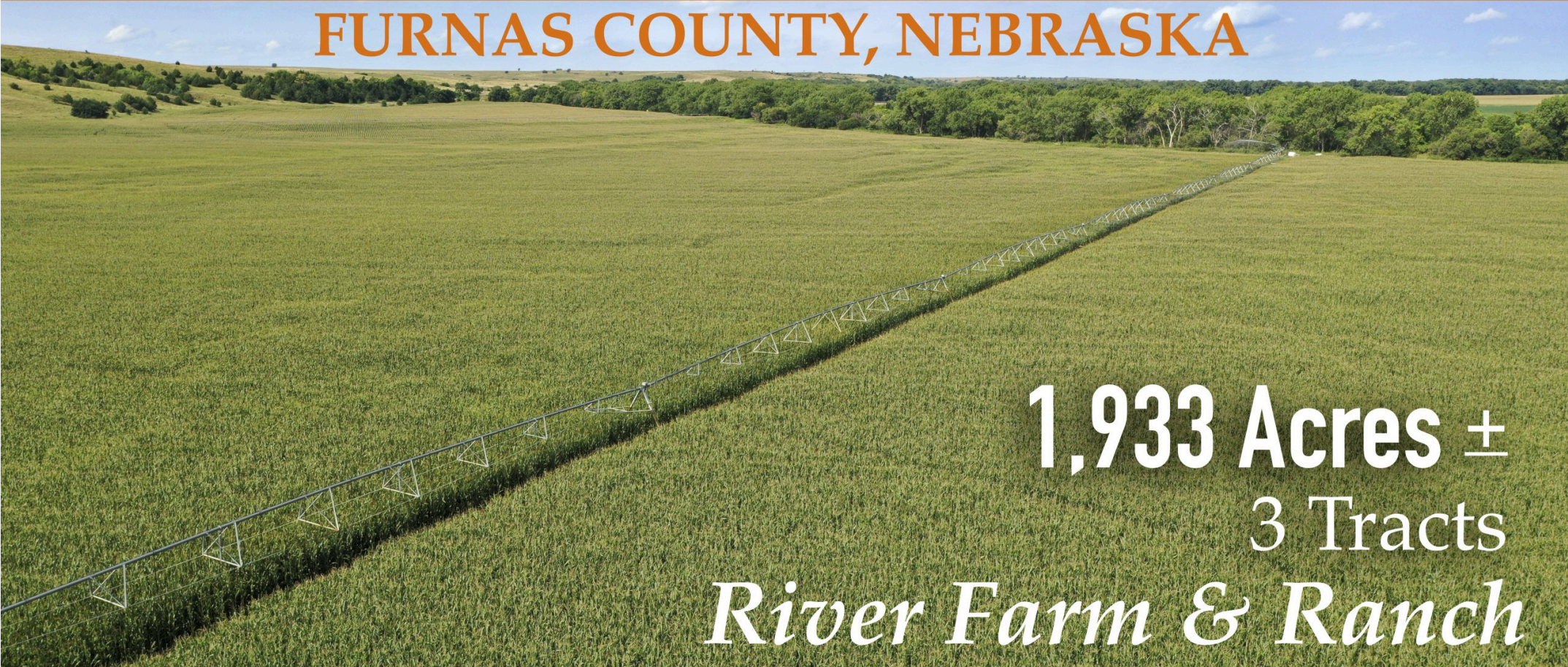


ABSOLUTE LAND AUCTION

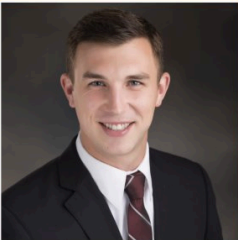
FURNAS COUNTY, NEBRASKA



1,933 Acres ±

3 Tracts

River Farm & Ranch



Luke Huddleston

Sales Manager

308.293.7258



Miles Marshall

Broker

308.233.4384

MARSHALL

LAND BROKERS & AUCTIONEERS

Online Only Land Auction

Bidding Opens January 21st, 2025 @ 10AM CST

Bidding Begins to Close January 28th, 2025 @ 10AM CST

ONLINE BIDDING HERE

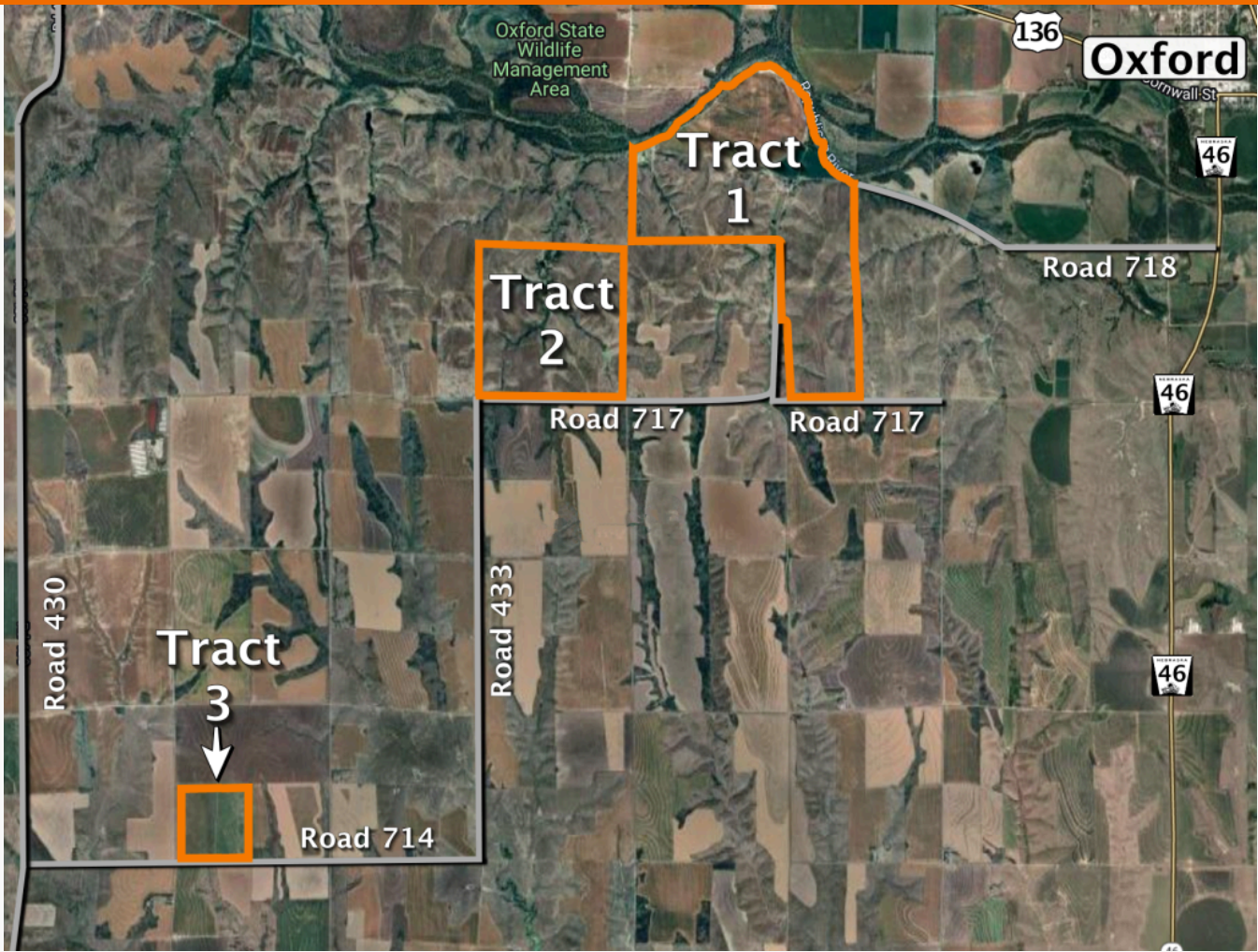
BID CERTIFICATION FORM HERE

Marshall Auction Presents

Selling at Absolute Auction are 3 tracts located near Oxford, Nebraska. An excellent opportunity to purchase a sizable contiguous ranch in south central Nebraska consisting of pivot irrigated cropland, non-irrigated cropland, pastureland and Republican River frontage.



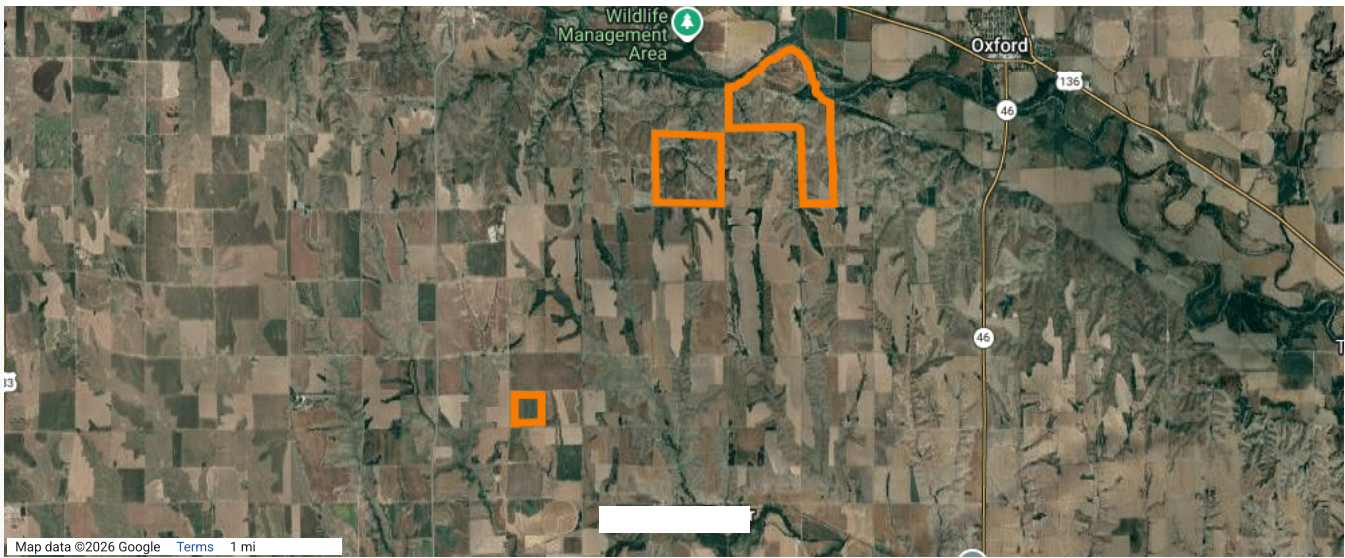




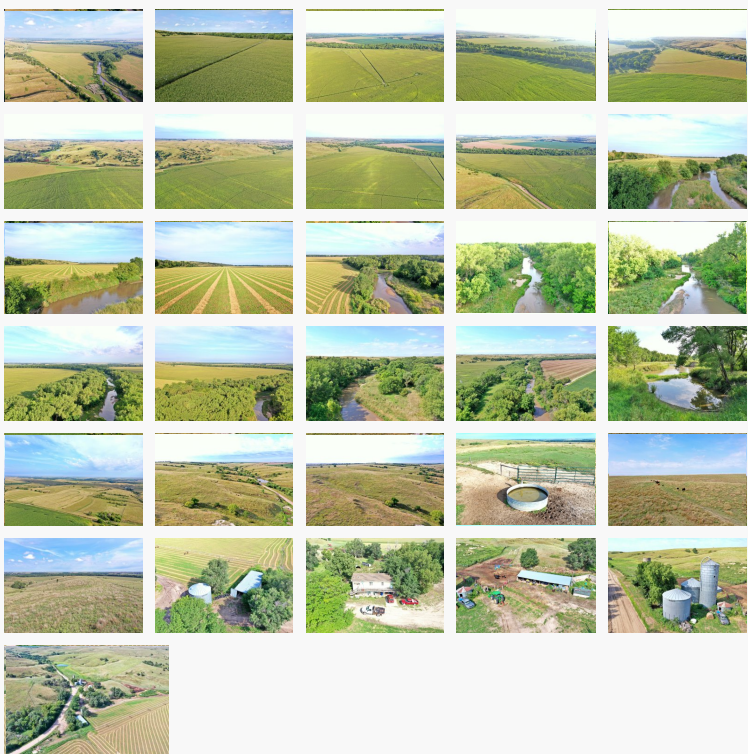
River Farm and Ranch ☆

Lucas Huddleston

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



TRACT 1 - 1,148 Acres +/- Furnas County, Nebraska



Legal Description: Part of the S 1/2 of the SE 1/4 Lot 10 South of the Present River of Section 4; SW 1/4 of the NW Quarter Lot 3, E 1/2 of the NW 1/4 Lot 4, S 1/2 and NE 1/4 of Section 9; SW 1/4 of the NW 1/4 and Lots 4 & 5 and SW 1/4 of Section 10; W 1/2 of Section 15; all in Township 3 North, Range 21 West of the 6th P.M., Furnas County, Nebraska (aka Furnas County Assessor Parcel IDs: 0001347.02, 0001376.00, 0001374.00, 0001383.00, 0001384.00, 0001415.00) excluding a tract north of present river in Section 10, Township 3, Range 21 (approx. 26 acres)

Location: From Oxford, 1 mile south on NE Highway 46, then 3 miles west on Rd. 718 to building site.

About the Land: 1,148 Acres, more or less, estimated. A unique contiguous collection with over one mile of Republican River frontage providing amazing natural habitat, approx. 272 acres of pivot irrigated cropland, approx. 780 acres of grassland, with the remainder building site and roads. The cropland includes a Reinke 8 tower pivot system, T&L 6 tower pivot system and two irrigation wells. In addition, there is a tenant owned 5 tower pivot system in the southeast crop field with an electric submersible well (5 tower pivot and submersible pump are owned by the tenant – not included). Pasture water for livestock is provided by two electric submersible wells with underground pipeline to tanks and numerous dams. The building site

unfenced.

Farm Service Agency: (estimate) Corn base – 159 acres, Soybeans base – 85 acres, Grain Sorghum base – 36 acres, Wheat base – 26 acres, Oats base – 8 acres

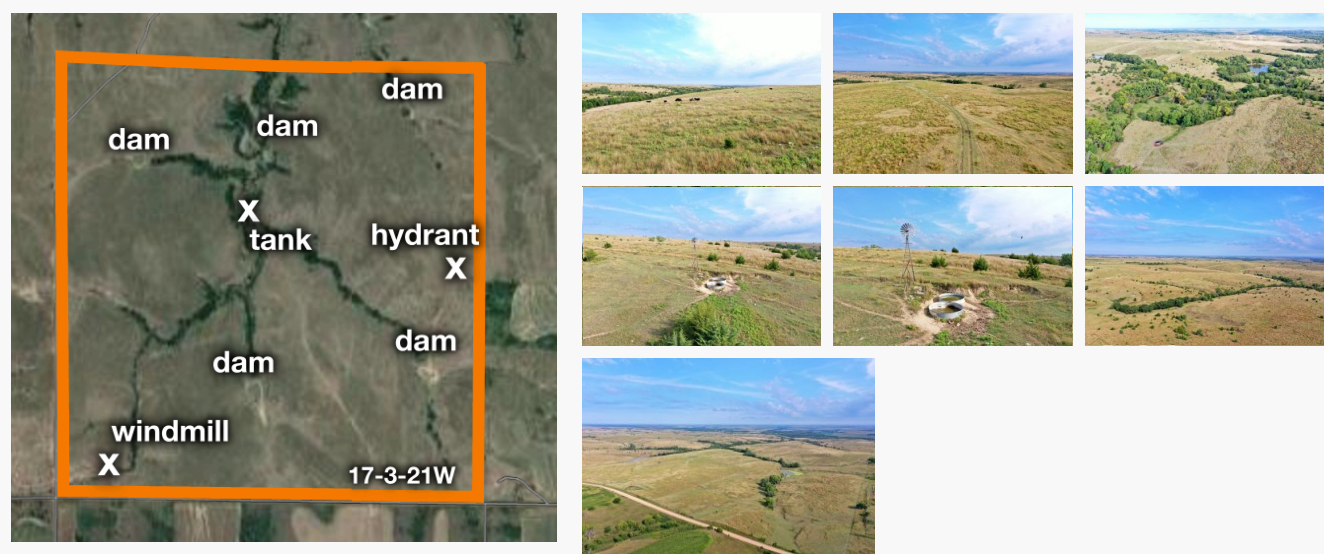
Natural Resources District: The land is located in the Lower Republican NRD and has certified irrigation rights for approx. 283 acres. Water use is regulated with 45 inches allocated for the 5 year period 2023-2027, plus potential carryover from the previous 5 year period. At the beginning of 2025 39.74 inches remained.

Well Data: (per registration) West Well – G-002484, February 1946, Center Well – G-055117, September 1969, 55ft. deep, 7ft. static water level, 20ft. pumping level, 8” pump column, 1000 GPM. East Well – G-002485, January 2014, 50ft. deep, 11ft. static water level, 23ft. pumping level, 8” pump column, 800 GPM

Soil Types: Soils of the cropland include – 40.3% McCook silt loam rated as Class 1, 38.5% Inavale soils rated as Class 4, 11.4% Munjor fine sandy loam rated as Class 2, 7.1% Gibbon silt loam rated as Class 2, 2.2% Cozad silt loam rated as Class 1, the remainder being smaller amounts of Coly-Uly & Uly silt loams

2024 Taxes: Real Estate – \$ 15,874.38 | Occupation – \$1,981.00

TRACT 2 - 625 Acres +/- Furnas County, Nebraska



Legal Description: All of Section 17 in Township 3 North, Range 21 West of the 6th P.M., Furnas County, Nebraska (aka Furnas County Assessor Parcel ID: 0001418.00)

Location: From Tract 1 building site, 1 mile south on Rd. 435, then 1 mile west on Rd. 717 to southeast corner the property.

About the Land: 625 Acres, more or less, according to Furnas County Assessor’s records. Good quality grassland with all-weather gravel road access. The property features established natural habitat, providing excellent opportunities for wildlife and outdoor recreation. Water for livestock is being provided by a windmill and numerous dams. Please Note: In the past, a well on an adjoining property has provided water to the tank and hydrant. The well is not included in this sale.

Soil Types: Soils primarily include Coly-Nucholls, Coly, and Coly-Uly and Uly silt loams, with small portions of Holdrege and Holdrege-Coly silt loams.

2024 Taxes: Real Estate – \$ 4,724.80

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



Legal Description: Southwest Quarter of Section 36, Township 3 North, Range 22 West of the 6th P.M., Furnas County, Nebraska (aka Furnas County Assessor Parcel ID: 0000963.04 & 0000963.02)

Location: From the southwest corner of Tract 2, three miles south on Road 433, then 1.5 miles west on Road 714

About the Land: 160 Acres, more or less, according to Furnas County Assessor records. Consists of excellent quality non-irrigated cropland. Includes an electric submersible well for winter grazing.

Farm Service Agency: Corn base – 65.6 acres, Soybeans base – 35 acres, Grain Sorghum base – 15.1 acres, Wheat base – 10.7 acres, Oats base – 3.3 acres

Soil Types: 82.8% Holdrege silt loam rated as Class 2 & 3 and 17.2% Coly-Uly silt loams

2024 Taxes: Real Estate – \$ 2,352.10

Absolute Land Auction: Selling 1,933 Acres, more or less, in 3 Tracts in Furnas 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 January 28th, 2025 starting at 10:00 AM CST



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 March 3, 2025.

POSSESSION: Full possession given upon closing. Personal Property not included – steel catch corral & woven wire lane.

TAXES: 2024 and prior years taxes paid by the seller. The 2025 taxes are the responsibility of the purchaser.

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 (3) tracts receives a bid in the last 4 minutes and all (3) tracts will close simultaneously when no further bids are received for 4 minutes.

PROPERTY CONDITION: The property and improvements are 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.

The total acreage figures stated for each tract is based on county tax records and is not intended to represent precise acres. The exact acreage of each tract is not guaranteed by the sellers and their agents.

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



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PO Box 261
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