



## Buffalo County, Nebraska

**Land Location:** From Shelton, 1/2 mile north on Shelton Rd. (blacktop)

**Legal Description:** Northwest Quarter, Tax Lot 1 and part of Southwest Quarter lying east of highway, Section 36, Township 10 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska, excluding the home site of 3.88 acres

**About the Land:** 256.63 Acres, more or less, according to Buffalo County Assessor's records. High quality pivot irrigated cropland with primarily Class 1 rated soils. Includes two pivot sprinkler systems, a Valley pivot with corner system, a Reinke 7 tower electric pivot system and 3 electric irrigation wells. Well located next to blacktop road and an all-weather gravel road.

**Farm Service Agency:** Corn base – 187.1 acres with 180bu. PLC yield, Soybeans base – 37.5 acres with 61bu. PLC yield

**Natural Resources District:** The land is located in the Central Platte NRD and has certified irrigation rights for 224.22 acres

**Well Data:** (per registration) South Well – G-009654, June 1957, 182ft. deep, 34ft. static water level, 80ft. pumping level, 30HP electric motor. Middle Well – G-140387, May 1977, 56ft. deep, 27ft. static water level, 38ft. pumping level. North Well – G-009656, July 1957, 174ft. deep, 34ft. static water level, 40HP electric motor

**Soil Types:** 56.4% Hord silt loam rated as Class 1, 17.4% Hall silt loam rated as Class 1, 9.2% Wood River silt loam rated as Class 2, 8.3% Hobbs silt loam rated as Class 6, 8.6% Cozad silt loam rated as Class 1, .1% Blendon loam rated as Class 2

**2024 Taxes:** \$ 14,914.62

**Absolute Land Auction:** Selling 256.63 Acres, more or less, in Buffalo 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](https://marshallauction.bidwrangler.com). Bidding closes February 6th, 2025, 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 [land@marshallauction.com](mailto:land@marshallauction.com) or at physical office: 2033 Central Ave., Kearney, NE. Office 308-234-6266

## TERMS & CONDITIONS

**PAYMENT:** 15% earnest money payment due day auction with signing of purchase agreement. The remainder is due upon closing on or before March 10, 2025.

**POSSESSION:** Full possession given upon closing

**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.

**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](mailto:land@marshallauction.com)

**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.

**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.*

**Luke Huddleston, Sales Manager**

**Miles Marshall, Broker**

**308-234-6266**

**John Childears, Jeff Marshall, Clay Patton**



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