

# ABSOLUTE LAND AUCTION

**Norma L. Smith Estate**  
**630.48 Acres - 3 Tracts**  
**Furnas County, NE**

**Online Only Land Auction**

Bidding Opens September 10th, 2024 @ 10AM CST  
Bidding Begins to Close September 17th, 2024 @ 10AM CST

[ONLINE BIDDING HERE](#)

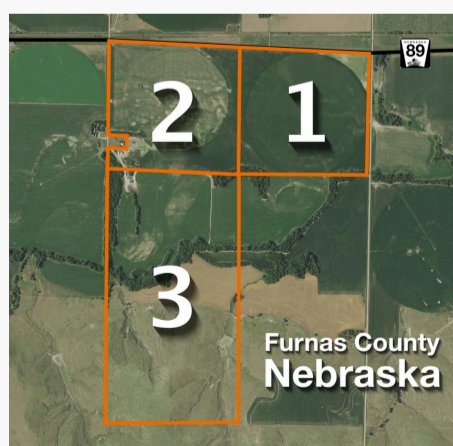
[BID CERTIFICATION FORM HERE](#)

## Marshall Auction Presents

Selling at Absolute Auction are 3 Tracts located next to Highway 89 – just 3 miles east of Wilsonville. Pivot irrigated cropland, dryland, grassland, excellent natural habitat with hunting opportunities, creek bottom along Beaver Creek and building site.

SOLD Tract 1 – \$6,750/Ac. | Tract 2 – \$7,650/Ac. | Tract 3 – \$1,900/Ac.

[Mobile Friendly Farm Tour Here](#)



**ONLINE LAND AUCTION**  
FURNAS COUNTY, NEBRASKA  
Norma L. Smith Estate

**630.48 Acres ±**

**BIDDING CLOSES:**  
TUESDAY SEPTEMBER 17TH

**MARSHALL**  
LAND BROKERS & AUCTIONEERS

Luke Huddleston, Sales Manager | Miles Marshall, Broker  
308.234.6266 | land@marshallauction.com



Norma L. Smith Estate ☆  
Lucas Huddleston

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

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## TRACT 1 - 156.98 Acres +/- Furnas County, Nebraska



**LEGAL DESCRIPTION:** Southeast Quarter of Section 29, Township 2 North, Range 24 West of the 6th P.M., Furnas County, Nebraska except highway right-of-way

**ABOUT THE LAND:** 156.98 Acres, more or less, according to Furnas County Assessor's records. Good quality pivot irrigated cropland located next to Highway 89. Includes a Reinke 7 tower pivot sprinkler new in 1996, a 6" irrigation well on the north side (diesel power unit – not included) and an electric submersible irrigation well on the east side. The property consists of approx. 120 acres pivot irrigated, approx. 31 acres dryland and the remainder treed area and roads.

**FARM SERVICE AGENCY:** (estimate) Total cropland – 151.13 acres, corn base – 50.56 acres, wheat base – 31 acres, soybeans base – 20.21 acres, grain sorghum base – 1.16 acres

**NATURAL RESOURCES DISTRICT:** The land is located in the Lower Republican NRD and has certified irrigation rights for 120 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 2024 51.6 inches remained.

**WELL DATA:** (per registration and Holdrege Irrigation) North Well – G-040838, April 1957, 60ft. deep, 6" turbine pump pulled and repaired in 2014. East Well – G-015196, August 1976, 45ft. deep, has been converted to an electric submersible well

**SOIL TYPES:** 37% Cozad silt loam rated as Class 1, 21.1% Cozad silt loam rated as Class 2, 15.2% Hord silt loam rated as Class 1, 13.1% Hobbs silt loam rated as Class 5, 9.5% Hobbs-McCook silt loams rated as Class 2, 4.1% Coly-Uly silt loam rated as Class 4

**2023 TAXES:** Real Estate – \$ 4,909.68 | Occupation – \$ 960.00



**LEGAL DESCRIPTION:** Southwest Quarter of Section 29, Township 2 North, Range 24 West of the 6th P.M., Furnas County, Nebraska except 2.5 acre home site and highway right-of-way

**ABOUT THE LAND:** 153.5 Acres, more or less, according to Furnas County Assessor's records. Good quality pivot irrigated cropland located next to Highway 89. Includes a Reinke 5 tower pivot sprinkler new in 2023, two electric submersible irrigation wells, 40ft. by 60ft. quonset type building with 38ft. by 40ft. insulated shop (not included – air compressor, heater unit), 34ft. by 48ft. steel frame open front equipment storage building, an open front livestock shed and 4 steel grain bins (damaged) and corrals (fuel tank-not included). The cropland consists of approx. 84.2 acres pivot irrigated and approx. 60 acres dryland.

**FARM SERVICE AGENCY:** (estimate) Total cropland – 143.26 acres, corn base – 47.85 acres, wheat base – 29.42 acres, soybeans base – 19.13 acres, grain sorghum base – 1.1 acres

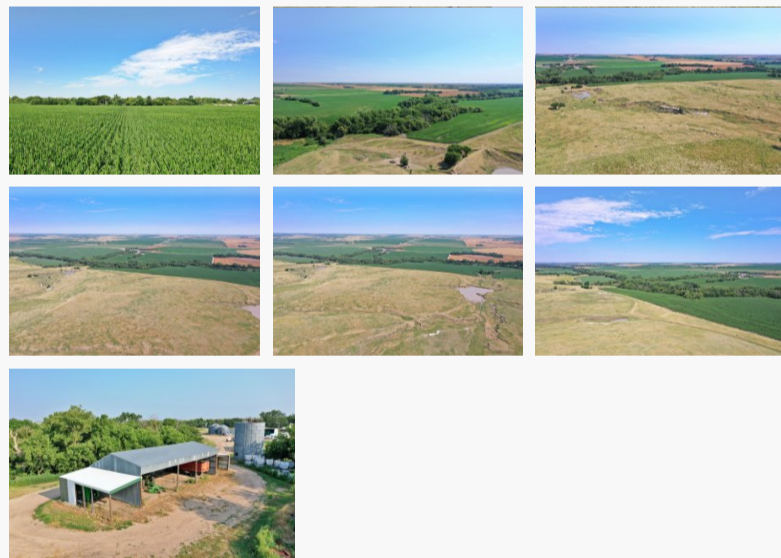
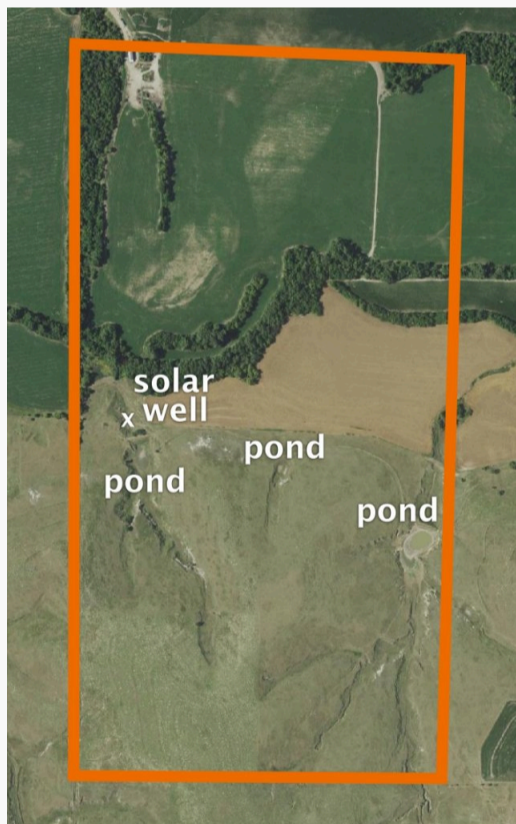
**NATURAL RESOURCES DISTRICT:** The land is located in the Lower Republican NRD and has certified irrigation rights for 84.2 acres. Water use is regulated with 45 inches allocated for the 5 year period 2023-2027, plus potential carryover from the previous 5 year period. At the beginning of 2024 42.75 inches remained.

**WELL DATA:** (per registration and Holdrege Irrigation) West Well – G-046458, August 1975, 53ft. deep, 6" submersible pump & 25HP motor new in 2010. East Well – G-107524, January 1978, 3" submersible pump & 10HP motor new in 2017.

**SOIL TYPES:** 53.9% Cozad silt loam rated as Class 1 and 2, 23.4% Hord silt loam rated as Class 1 and 2, 14.4% Hobbs-McCook silt loams rated as Class 2, 7.9% Coly-Uly silt loam rated as Class 4, .4% Hobbs silt loam rated as Class 5

**2023 TAXES:** Real Estate – \$ 5,210.92 | Occupation – \$ 673.60

### TRACT 3 - 320 Acres +/- Furnas County, Nebraska



**LEGAL DESCRIPTION:** West Half of Section 32, Township 2 North, Range 24 West of the 6th P.M., Furnas County, Nebraska

**ABOUT THE LAND:** 320 Acres, more or less, according to Furnas County Assessor's records. Consisting of approx. 123.7 acres of non-irrigated cropland, the remainder mostly grassland and areas of trees/creek bottom. In the pasture, water for livestock is provided by solar/electric well and 3 ponds. It should be noted the south and east side of the pasture is not fenced. Included is a 30ft. by 95ft. wood frame open front storage building (note: part of the bldg. may be over the north property line). Access to Tract 3 will be via an easement over the existing driveway on the southwest corner of Tract 2.

**FARM SERVICE AGENCY:** (estimate) Corn base – 52.4 acres, wheat base – 32.2 acres, soybeans base – 20.9 acres, grain sorghum base – 1.2 acres

**SOIL TYPES:** Cropland – 56.4% Hobbs-McCook silt loams rated as Class 2, 21.4% Hord silt loam rated as Class 2, 6.7% Anselmo fine sandy loam rated as Class 2, 6.6% Hord silt loam rated as Class 3, 5.9% Munjor fine sandy loam rated as Class 2, 2.4% Coly-Nuckolls silt loam rated as Class 6, .6% Cozad silt loam rated as Class 2. Soils of the grassland mostly consist of Coly-Nuckolls silt loam, Coly-Uly silt loams, Hobbs-McCook and Holdrege-Coly silt loams

**2023 TAXES:** Real Estate – \$ 3,448.34

**Absolute Land Auction:** Selling 630.48 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 [marshallauction.bidwrangler.com](http://marshallauction.bidwrangler.com). Bidding closes September 17th, 2024 starting at 10:00 AM CST



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 of auction with signing of purchase agreement. The remainder is due upon closing on or before December 2, 2024.

**POSSESSION:** Possession given upon closing subject to the tenant's rights through December 31, 2024.

**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](mailto: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 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.*

*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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