

ABSOLUTE LAND AUCTION

Lavern (Shorty) Franssen Farm 1,131.69 Acres - 4 Tracts Custer & Sherman Counties, NE

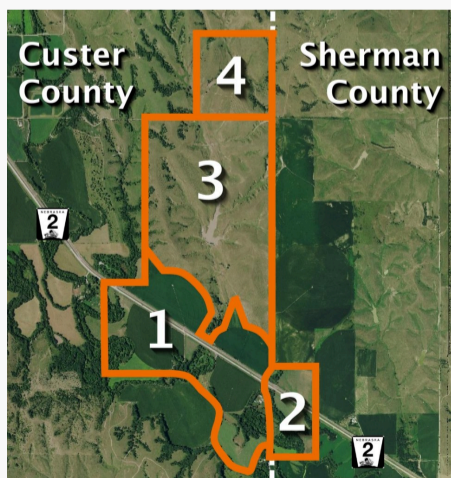
Tuesday – January 23, 2024 – 10 AM CST
Auction to be held in the Winters Building (204 N Main St) in Litchfield, NE
LIVE ONLINE & PRE-BIDDING – Available with prior approval

[ONLINE BIDDING HERE](#)

[BID CERTIFICATION FORM HERE](#)

Marshall Auction Presents

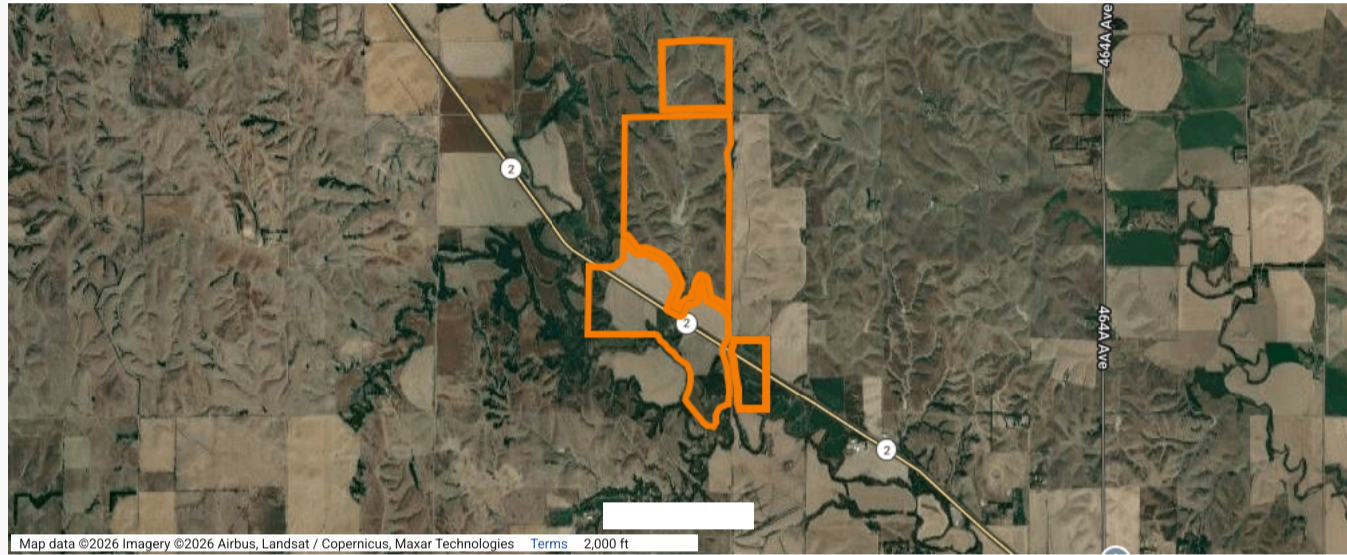
Selling at Absolute Auction is 4 Tracts located next to Highway 2 – just 3 miles west of Litchfield. Pivot irrigated cropland, dryland, pasture, amazing natural habitat, excellent hunting opportunities, creek bottom along Muddy Creek and home/building site.



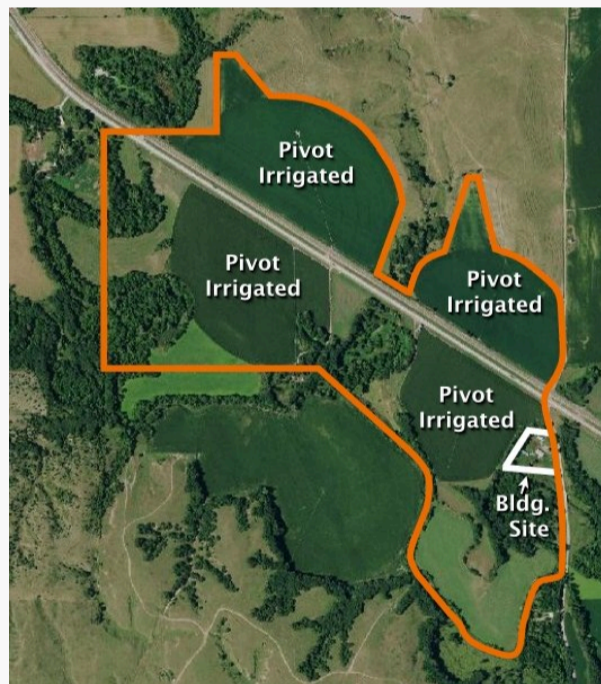


Franssen Map ☆
Lucas Huddleston

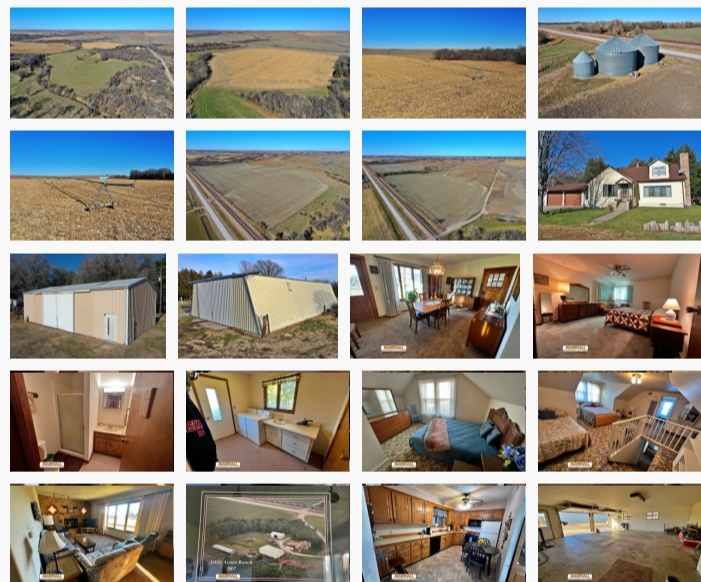
This map was made with Google My Maps. Create your own.



TRACT 1 - 376.55 Acres +/- Custer County, Nebraska



All Land House/Building Site



About the Land: 376.55 Acres, more or less, according to Custer County Assessor's records. Consisting of approx. 196 acres of irrigated cropland, approx. 61 acres of non-irrigated cropland, the remainder mostly creek bottom, hunting sites, grass and building site. Includes 2 irrigation wells (one south of Hwy 2 and one north of Hwy 2), a 1 year old Valley pivot system (southwest pivot) and 2 steel grain bins plus a smaller bin. Note: the other 3 pivots are owned by the tenant and not included.

Home/Bldg. Site: Exceptionally well maintained 4 bedroom/2 bathroom home featuring wood burning fireplace, modern kitchen, main floor laundry, central air propane furnace, water softener, attached oversized 2 car garage with walk-in cooler, new siding Sept. 2023, reshingled roof in 2022 and underground lawn sprinklers. Includes a Farmstead 50ft. by 80ft. slant wall steel frame bldg. with concrete floor and a Morton 30ft. by 54 ft. wood frame bldg. with concrete floor. The bldg. site is well protected by many mature trees.

Farm Service Agency: Total cropland – 257.12 acres, Corn Base – 240.47 acres with 165 bu. PLC yield, Wheat Base – 1.11 acres with 37 bu. PLC yield.

Natural Resources District: The land is located in the Lower Loup NRD and has certified irrigation rights for 196 acres.

Well Data: (per registration) North Well – G-064562, Oct. 1980, 414ft. deep, 58ft. static water level, 108ft. pumping level, 1,200 GPM, Ford 460 V-8 on natural gas. South Well – G-004467, Aug. 1955, 279ft. deep, 48ft. static water level, 100ft. pumping level, 1,000 GPM, 30HP electric motor, new motor/well house/electrical box in 2020, pump pulled/repared in 2020.

Soil Types: Soils of the cropland primarily consist of Hord silt loam and Hobbs silt loam rated as Class 1 and 2 soils. Smaller areas of Holdrege and Cozad silt loams.



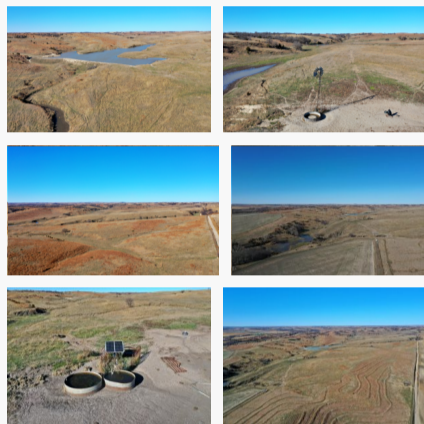
About the Land: 70.85 Acres, more or less, according to Sherman County Assessor's records. A combination of amazing natural habitat, excellent hunting opportunities, hunting sites and approx. 44.6 acres of cropland.

Farm Service Agency: Total cropland – 44.62 acres, Corn base – 41.92 acres with 165 bu. PLC yield, Wheat base – .19 acre with 37 bu. PLC yield

Soil Types: Soils of the cropland primarily consist of Hord silt loam rated as Class 2, smaller areas of Hobbs and Uly-Coly silt loams

2023 Taxes: \$ 1,503.94

TRACT 3 - 524.29 Acres +/- Custer County, Nebraska



About the Land: 524.29 Acres, more or less, according to Custer County Assessor's records. Excellent quality grassland with a solar powered well, windmill, large dam, pond and exceptionally good fences. This grassland is a conservation award winner.

Soil Types: Primarily Uly and Coly silt loams with smaller areas of Holdrege, Hobbs and Hord silt loams

TRACT 4 - 160 Acres +/- Custer County, Nebraska



About the Land: 160 Acres, more or less, according to Custer County Assessor's records. Excellent quality grassland with windmill, 2 ponds and exceptionally good fences.

Soil Types: Primarily Uly and Coly silt loams

2023 Taxes: \$ 2,069.46

Absolute Land Auction: Selling 1,131.69 Acres in 4 Tracts in Custer and Sherman Counties, Nebraska. 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 February 29, 2024.

POSSESSION: Cropland – Possession given upon closing subject to the tenant's rights through February 28, 2025. Home & Building Site – Full possession given upon closing. Pasture/Grassland – Full possession given upon closing.

TAXES: 2023 and prior years taxes paid by the seller. The 2024 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 Nebraska Title Company.

METHOD OF SALE: Auction procedures and increments of bidding at the sole discretion of the auction company. This auction will be conducted as a live & online simulcast auction with bidding taking place in-person & online @ marshallauction.bidwrangler.com

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.



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 24 hours prior to the auction.

PROPERTY CONDITION: The property and improvements are selling in "as-is" condition – no warranties expressed or implied.

Luke Huddleston, Sales Manager

308-234-6266

Jeff Marshall, Robin Marshall

John Childears, Clay Patton



Marshall Land Brokers & Auctioneers
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