



Absolute Land Auction

Tuesday - January 25 - 10:00 AM
Kearney, Nebraska

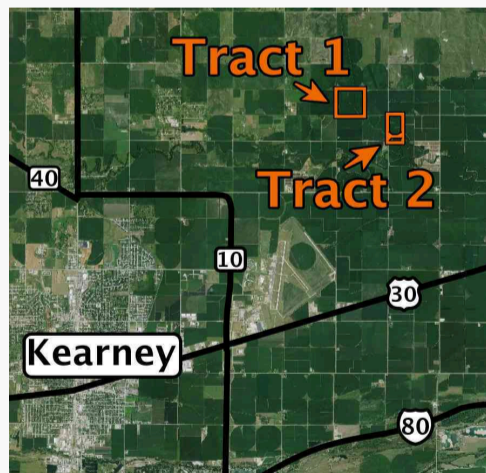
Auction to be held in the Harvest Room at the Buffalo County Fairgrounds

Fay Schroer Estate

Rodney Schroer and Peggy Baer, Co-Personal Representatives

[Register for Online Bidding](#)

Fay Schroer Estate - Absolute Land Auction - Buffalo County, NE



ONLINE / ABSENTEE BIDDING

Live online bidding and proxy bidding by phone available. Pre-registration and pre-approval required in advance of the auction date.

We recommend online bidders register at least 2 days in advance or sooner.

The live auction will be simulcast on the internet and can be viewed without being registered. To register for online bidding contact Luke Huddleston at 308-293-7258 or luke@marshallauction.com

Tract 1 - 160 Acres ±

Location: Next to Imperial Ave. northeast of Kearney. From the intersection of Hwy. 10 and Hwy. 40 north of Kearney, 1 mile north on Hwy. 10, 5 miles east on 92nd St. and 1/2 mile north on Imperial Ave. OR from the east edge of Kearney near Hwy. 30 and Airport Rd., 1.5 miles east on Hwy. 30 and follow Imperial Ave 4.2 miles north.



Legal Description: Southwest quarter of Section 2, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska

About the Land: 160 Acres, more or less, according to Buffalo County Assessor's records. Excellent quality pivot irrigated farm with home & building site. Includes a Valley 8 tower pivot system and 2 electric irrigation wells. BUILDING SITE: 3 Bedroom home with forced air propane furnace and central air conditioning. Morton 42ft. by 63ft. building with cement floor, 20ft. by 30ft. garage plus 8ft. by 16ft. room, 11ft. by 20ft. metal storage bldg. with overhead door, a metal utility shed and a submersible well with new pump and motor in the fall of 2021.

Farm Service Agency: Total Cropland – 150.3 acres, Corn base – 113.3 acres with 192 bu. PLC yield, Soybean base – 34.3 acres with 62 bu. PLC yield

Natural Resources District: This land is located in the Central Platte NRD and has certified irrigation rights for 143.99 acres.

Well Data: (per registration) East Well – G-048597, Sept. 1975, 236ft. deep, 40ft. static water level, 220ft. pumping level, 6" pump col., 625 GPM. West well – G-012328, Feb. 1957, 229ft. deep, 35ft. pumping level, 600 GPM.

2021 Taxes: \$12,641.48



Tract 2 - 62.24 Acres ±

Location: Next to Poole Ave. northeast of Kearney. From the northeast corner of Tract 1, 1/2 mile east and 1/2 mile south on Poole Ave.

Legal Description: Tract being part of the West Half of the Northwest Quarter of Section 12, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, excluding the home, bldg. site and grass/treed area.

About the Land: 62.24 Acres, more or less, according to recent survey. Highly productive gravity irrigated cropland with primarily Class 1 rated soils and potential for pivot sprinkler irrigation. Includes a near new electric irrigation well.

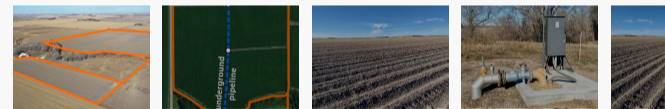
Farm Service Agency: Total Cropland – 61.58 acres, Corn base – 47 acres with 192 bu. PLC yield, Soybean base – 14.2 acres with 62 bu. PLC yield

Natural Resources District: This land is located in the Central Platte NRD and has 61.58 acres of certified irrigation rights.

Well Data: (per registration) G-053983, May 2020, 210ft. deep, 30ft. static water level, 35ft. pumping level, 6" pump col.

Soil Types: 91.8% Hord silt loam, the remainder primarily Hall silt loam

2021 Taxes: (est.) \$5,000



TERMS & CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing of purchase agreement. Remainder due on or before March 1, 2022

POSSESSION: Possession given upon closing subject to the tenants rights through February 28, 2022.

TAXES: 2021 and prior years taxes paid by seller.

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.

MINERAL RIGHTS: The seller will convey all the mineral rights they own, if any.

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

ABSENTEE BIDS: Bidding via cell phone, and/or on someone's behalf, shall be approved by brokers/auctioneers 48 hours prior to the auction.

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 discretion of the auction company. The two tracts will sell separately and will not be combined.

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.

Miles Marshall, Broker & Auctioneer

308-234-6266

Jeff Marshall, Robin Marshall

Luke Huddleston

(308) 234-6266



Website by Alexa Media Solutions.