



# Absolute Land Auction

Thursday - January 20 - 10:00 AM  
Alda, Nebraska

Auction to be held in the Alda Community Center on east Highway 30

## Eugene W. Jeffres Estate

Judith A. Williams, Personal Representative

[Register for Online Bidding](#)

Jan 20, 2022 - Land Auction - Jeffres Estate - Hall 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.

To register for online bidding contact Luke Huddleston at 308-293-7258 or [luke@marshallauction.com](mailto:luke@marshallauction.com)

### 41.02 Acres ±

Location: From the Alda I-80 interchange follow the blacktop road 1 mile north and 1 mile east, then 1 mile east on Schultz Rd. OR from the Grand Island I-80 Exit 312, 1/2 mile north on Hwy 281 to the Bosselman Travel Center, 4 miles west on Wood River Rd. and 1 mile south on 60th Rd.





the 6th P.M., Hall County Nebraska

**About the Land:** 41.02 Acres, more or less, according to Hall County Assessor's records. Consisting of two fields of irrigated cropland. Includes an irrigation well with a 15HP electric motor.

**Farm Service Agency:** Total Cropland – 40.46 acres, Corn base – 37.9 acres with 138 bu. PLC yield

**Natural Resources District:** This land is located in the Central Platte NRD and has certified irrigation rights for 39.36 acres.

**Well Data:** (per registration) G-007603, April 1956, 60ft. deep, 6ft. static water level, 18ft. pumping level, 8" pump col., 800 GPM

**2021 Taxes:** \$2,462.04



## 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.

**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**



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