



Wednesday – December 7, 2022 – 10:00AM
Buffalo County Fairgrounds – Kearney, NE

[Register for Online Bidding](#)

[Bidder Certification Form](#)



Irrigated Cropland – 160 Acres ±

Location: From Gibbon, 2 miles east on Highway 30 and 1.75 miles north on Sodtown Rd.

Legal Description: Southwest Quarter of Section 33, Township 10 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska

About the Farm: 160 Acres, more or less, according to Buffalo County Assessor's records. Highly productive irrigated cropland with excellent potential for pivot sprinkler irrigation. Includes 3 electric wells (one new in 2020). The building site includes a 36ft. by 80ft. metal building, 36ft. by 48ft. barn, wood-frame shed, garage, older home in poor condition and a submersible well new in 2006.

Farm Service Agency: Corn base – 109.6 acres with 186 bu. PLC yield, Soybean base – 31.1 acres with 63 bu. PLC yield



Well Data: (per well drilling company) North Well – G-015051, June 2014, 90ft. PVC, 10" casing, 6" Western Land Roller pump, 20hp electric motor; Middle Well – G-19576, 2020, 210 ft. deep, 200ft. of 6" certalok, 40hp submersible; Southwest Well – G-015052, 1991, 15" PVC casing, 106ft. deep, installed 20hp submersible pump – 100ft. by 6"; Well at Bldg. Site – G-139115, 2006, 200ft. deep, 4.5" PVC, 3/4hp

Soil Types: 40.8% Cozad silt loam rated as Class 1, 13.3% Hord and Hall silt loam rated as Class 1, 38% Wood River silt loam rated as Class 2 and 8% Cozad silt loam rated as Class 4

2021 Taxes: \$12,038.58

Absolute Auction: Selling 160 Acres in Buffalo County, NE. 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 auction. Online bidding via marshallauction.bidwrangler.com. Bidding will begin to close December 7, 2022, starting at 10:00 AM CST

Online Bidder Registration: Online 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 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: 20% earnest money payment due day of the close of bidding with signing of purchase agreement. The remainder is due upon closing on or before January 12, 2023.

POSSESSION: Full possession given upon closing, subject to the tenant's rights through February 28, 2023.

TAXES: 2022 and prior years taxes paid by the seller. The 2023 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, Kearney.

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 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 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.

Miles Marshall, Broker

Luke Huddleston, Associate

308-234-6266

Jeff Marshall, Robin Marshall

John Childears, Clay Patton



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