

Bidding Opens – 10AM – November 19, 2022
 Bidding Closes – 10AM – November 29, 2022

[Register for Online Bidding](#)

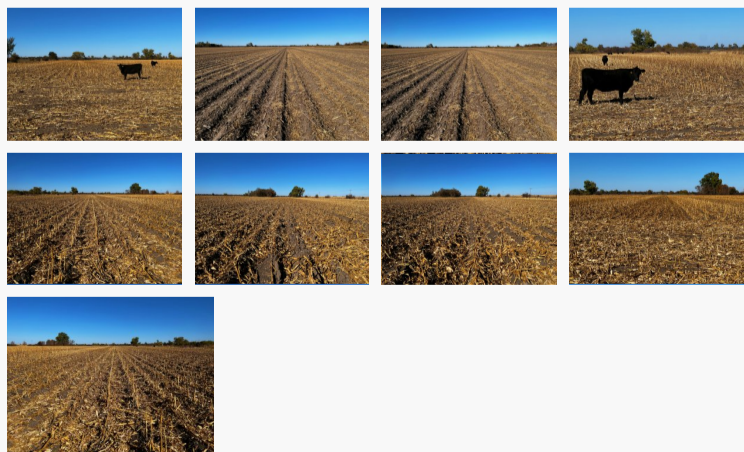
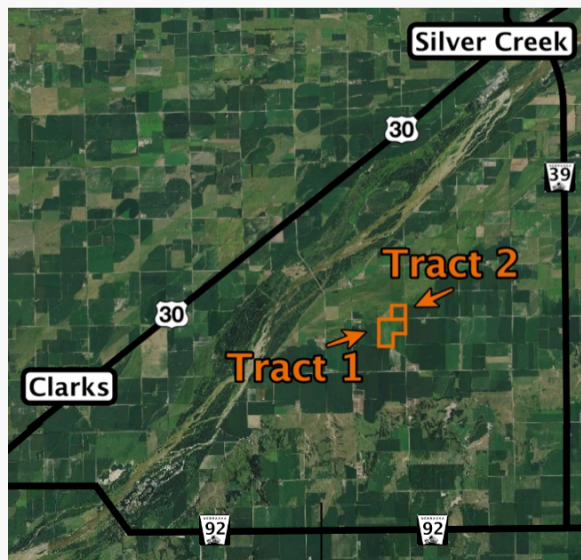
[Bidder Certification Form](#)

Robert Bryan purchased this land in the 1970's and has owned it until his passing in 2018. Robert was a conservationist and member of the National Land Improvement Contractors of America. Through the years he made many improvements to the property including leveling and drainage.



Robert Bryan Farm
 Absolute Online Auction
 2 Tracts | Polk County, NE
 Bidding Closes Nov 29th
 More Details @ marshallauction.com

MARSHALL
 LAND BROKERS & AUCTIONEERS



Land Location

Corner of 134 Rd. & G Rd. in northwest Polk County. South of the Platte River between Silver Creek and Clarks. From Silver Creek, 5 miles south on Hwy. 39 and 3 miles west on 134 Rd. From Clarks, 5 miles northeast on Hwy. 30, 2.5 miles south on 29 Rd. (Havens) and 1.25 miles east on 134 Rd.



About the Land: 118.92 Acres, more or less, according to Polk County Assessor's records. Consisting of approx. 106 acres of cropland including 106.1 acres of certified irrigation rights with the Central Platte NRD. The remainder is mostly treed areas and drainage ditch. Includes an 8" irrigation well – test pumped Oct. 2022, by Grosch Irrigation Co. Excellent soils. (Note: excludes a small tract in the northeast corner)

Soil Types: 98.9% Rated as Class 1 – Muir silt loam, Hall silt loam, Cozad-variant, the remainder rated as Class 2 & 3

2021 Taxes: \$ 2,882.84

Tract 2 – 40 Acres ±

About the Land: 40 Acres, more or less, according to Polk County Assessor's records. Consisting of approx. 35.2 acres of cropland including 35.2 acres of certified irrigation rights with the Central Platte NRD. The remainder is mostly grass/treed area and drainage ditch. No well – pipeline from Tract 1.

Soil Types: 37.3% Muir silt loam rated as Class 1, 12.2% Cozad silt loam rated as Class 2, 40.9% Alda loam rated as Class 3, 9.7% Platte fine sandy loam rated as Class 4

2021 Taxes: \$ 484.04

ABSOLUTE AUCTION – ONLINE BIDDING

Absolute Auction: Selling 158.92 Acres in Polk County, NE. Property sells in two tracts. The two tracts sell separately and will not be combined. The properties sell at absolute auction to the highest bidder regardless of price – no minimum bid!

Online Bidding: This is an online auction. Bidding will be online via marshallauction.bidwrangler.com. Bidding opens November 19, 2022. Bidding closes November 29, 2022, starting at 10:00 AM CST

Bidder Registration: 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 December 30, 2022.

POSSESSION: Full possession given January 1, 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.

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 Luke Huddleston @ luke@marshallauction.com

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

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

METHOD OF SALE: Being offered at online-only auction via marshallauction.bidwrangler.com. Auction procedures and increments of bidding are at the sole 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
Luke Huddleston, Associate
308-234-6266
Jeff Marshall, Robin Marshall
John Childears, Clay Patton



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