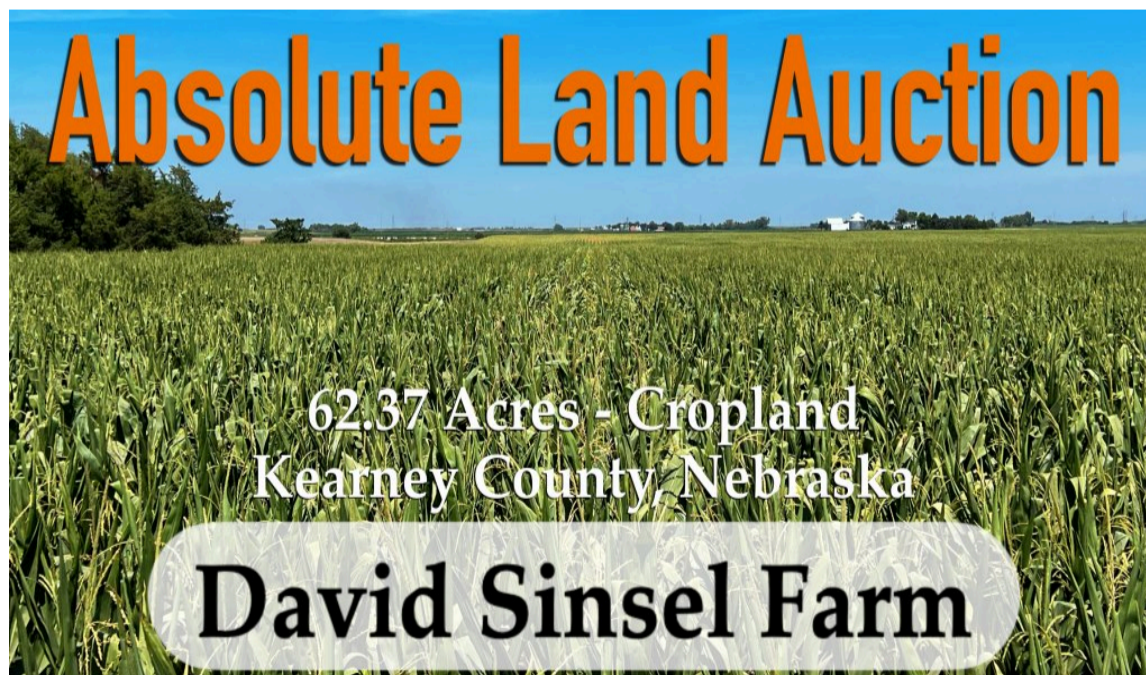


Land Auction – Kearney County – David Sinsel Farm

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Online Absolute Land Auction

Bidding Opens – September 17, 2022

Bidding Closes – September 27, 2022

[Register for Online Bidding](#)

[Bidder Certification Form](#)

Location: Excellent access from US Hwy 6 & 34, 1 1/2 miles northeast of Minden, Nebraska

Absolute Land Auction
Bidding Opens - Sept 17, 2022 - 10 AM
Bidding Closes - Sept 27, 2022 - 10 AM

Legal Description: West Half of the Southwest Quarter lying South of the Railroad of Section 4, Township 6 North, Range 14 West of the 6th P.M. in Kearney County, Nebraska, except a 2.87 acre building site on the south side.

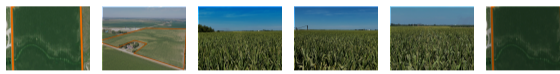


About the Land: 62.37 acres, more or less, according to Kearney County Assessor's records. The farm consists of excellent quality non-irrigated cropland with excellent access off of US Highway 6 & 34. A rare opportunity to own a well located dryland farm!

Farm Service Agency: Total Cropland 60.86 acres, Corn Base – 30.42 acres with 152 bu. PLC yield, Soybeans Base – 30.42 with 46 bu. PLC yield

2021 Taxes: \$1,786.60

Bidding: Bid increments will be multiplied by total Kearney County assessed acres – 62.37



ABSOLUTE AUCTION – ONLINE BIDDING

Absolute Auction: Selling 62.37 Acres in Kearney County, NE. The property sells at absolute auction to the highest bidder regardless of price – no minimum bids!

Online Bidding: This is an online auction. Bidding will be online via marshallauction.bidwangler.com. Bidding opens September 17, 2022. Bidding closes September 27, 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 auction with signing of purchase agreement. Remainder due on or before October 27, 2022

POSSESSION: Possession given upon closing subject to the tenants rights through February 28, 2023.

TAXES: 2022 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.

BIDDER CERTIFICATION: All bidders will be required to register with the auction company prior to bidding on the auction.

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.

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

Luke Huddleston, Associate

308-234-6266

Jeff Marshall, Robin Marshall



Luke Huddleston

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