



448 Acres - 4 Tracts

Nance County, NE

SOLD - \$ 2,658,000

# Land Auction

Thursday - December 2 - 1:00 PM  
Central City, Nebraska

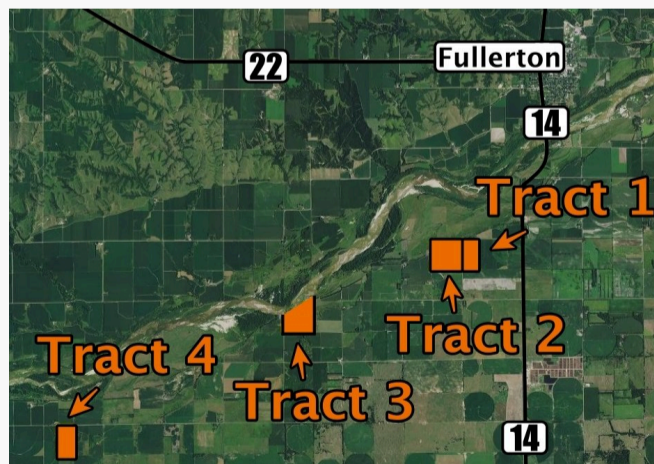
Auction to be held at the new Merrick County Fairgrounds 4H Building

## Robert J. Prokop Estate

Kenneth Santin, Personal Representative

Robert Stowell, Attorney

Absolute Land Auction - 4 Tracts - Nance County



## Tract 1 - 75.67 Acres



**Location:** South of Fullerton on Hwy 14, then 3/4 mile west on 570 St.

**Legal Description:** Part of the West Half of the Northwest Quarter of Section 34, Township 16 North, Range 6 West of the 6th P.M., Nance County, Nebraska

**About the Land:** 75.67 Acres, more or less, according to Nance County Assessor's records. Pivot irrigated cropland and dryland with good soils. Property includes newer 29,000 bu. grain bin, Zimmatic 6 tower pivot system and irrigation well (power unit not included).



**Farm Service Agency:** Total Cropland – 72 acres, Corn base – 12.8 acres with 158 bu. PLC yield, Soybean base – 6.9 acres with 42 bu. PLC yield

**Natural Resources District:** This land is located in the Lower Loup NRD and has 57 acres of certified irrigation rights.

**Well Data:** (per registration) G-055018, 82ft. deep, 30ft. pumping level, 6ft. static water level

**2020 Taxes:** \$3,833

## Tract 2 - 160 Acres



**Location:** South of Fullerton on Hwy 14, then 1 mile west on 570 St. (adjoins Tract 1 on west)

**Legal Description:** Northeast Quarter of Section 33, Township 16 North, Range 6 West of the 6th P.M., Nance County, Nebraska

**About the Land:** 160 Acres, more or less, according to Nance County Assessor's records. Pivot irrigated cropland, dryland and range/meadow. Excellent soils – 70% Class I. Zimmatic pivot system – new in 2021, two irrigation wells and older T-L pivot system. (power units and fuel tanks not included)

**Farm Service Agency:** Total Cropland – 104.5 acres, Corn base – 80.2 acres with 158 bu. PLC yield, Soybean base – 14.4 acres with 42 bu. PLC yield

**Natural Resources District:** This land is located in the Lower Loup NRD and has 90 acres of certified irrigation rights.

**Well Data:** (per registration) G-109388, 40ft. deep, 39ft. pumping level, 5ft. static water level and G-127253, 48ft. deep, 45ft. pumping level, 10ft. static water level

**2020 Taxes:** \$6,035



## Tract 3 - 135.5 Acres



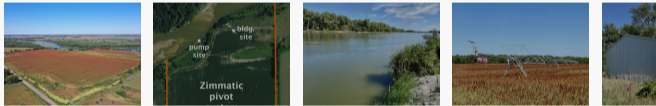
**Location:** South of Fullerton on Hwy 14, then 3.5 miles west on 585 St.

**Legal Description:** Part of the Northwest Quarter of Section 6 Township 15 North, Range 6 West and Lot 9 in the Southwest Quarter of Section 31, Township 16 North, Range 6 West of the 6th P.M., Nance County, Nebraska

**About the Land:** 135.5 Acres, more or less, according to Nance County Assessor's records. Pivot irrigated cropland with Loup River frontage and excellent natural habitat. Property includes Zimmatic pivot system and surface water pumping rights out of the Loup River. Additionally, property includes Isuzu diesel engine with Berkeley pump and Riverscreen. The buildings on the property include a 1,200 sq ft enclosed building, a 1,500 sq ft. open front building and grain bins totaling approx. 20,000 bu. capacity.

**Farm Service Agency:** Total Cropland – 107.6 acres, Corn base – 82.3 acres with 158 bu. PLC yield, Soybean base – 14.7 acres with 42 bu. PLC yield

**2020 Taxes:** \$6,060



## Tract 4 - 76.75 Acres



**Location:** South of Fullerton on Hwy 14, then 7 miles west on 600 St.

**Legal Description:** East Half of the Northeast Quarter of Section 16, Township 15 North, Range 7 West of the 6th P.M., Nance County, Nebraska

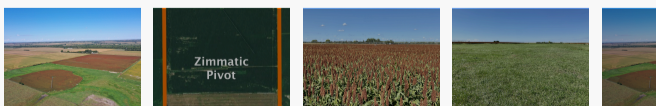
**About the Land:** 76.75 Acres, more or less, according to Nance County Assessor's records. Pivot irrigated cropland and hayland. Pivots on the property include a T-L 4 tower pivot system, a 4 tower Zimmatic pivot system and a 2 tower Zimmatic pivot system. Includes an irrigation well and a 5,000 bu. grain bin.

**Farm Service Agency:** Total Cropland – 61.8 acres, Corn base – 48 acres with 158 bu. PLC yield, Soybean base – 8.6 acres with 42 bu. PLC yield

**Natural Resources District:** This land is located in the Lower Loup NRD and has 58.2 acres of certified irrigation rights.

**Well Data:** (per registration) G-053007, 97ft. deep, 80ft. pumping level, 10ft. static water level

**2020 Taxes:** \$3,309



**PAYMENT:** 15% 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 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 discretion of the auction company.

**AGENCY:** Marshall Land Brokers & Auctioneers and Agri Realty 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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