



161.96 Acres - Pivot Irrigated
Gage County, NE

Land Auction

Wednesday - December 1 - 1:00 PM
DeWitt, Nebraska

Auction to be held at the DeWitt Community Center

Robert J. Prokop Estate

Kenneth Santin, Personal Representative

Robert Stowell, Attorney





Location: Northwest Gage County, Nebraska – 2 miles south of DeWitt on Highway 103, then 0.5 miles east on West Dogwood Rd.

Legal Description: The East Half of the Southwest Quarter and then West Half of the Southeast Quarter in Section 30, Township 5 North, Range 5 East of the 6th P.M. plus an additional tract all in Gage County, NE

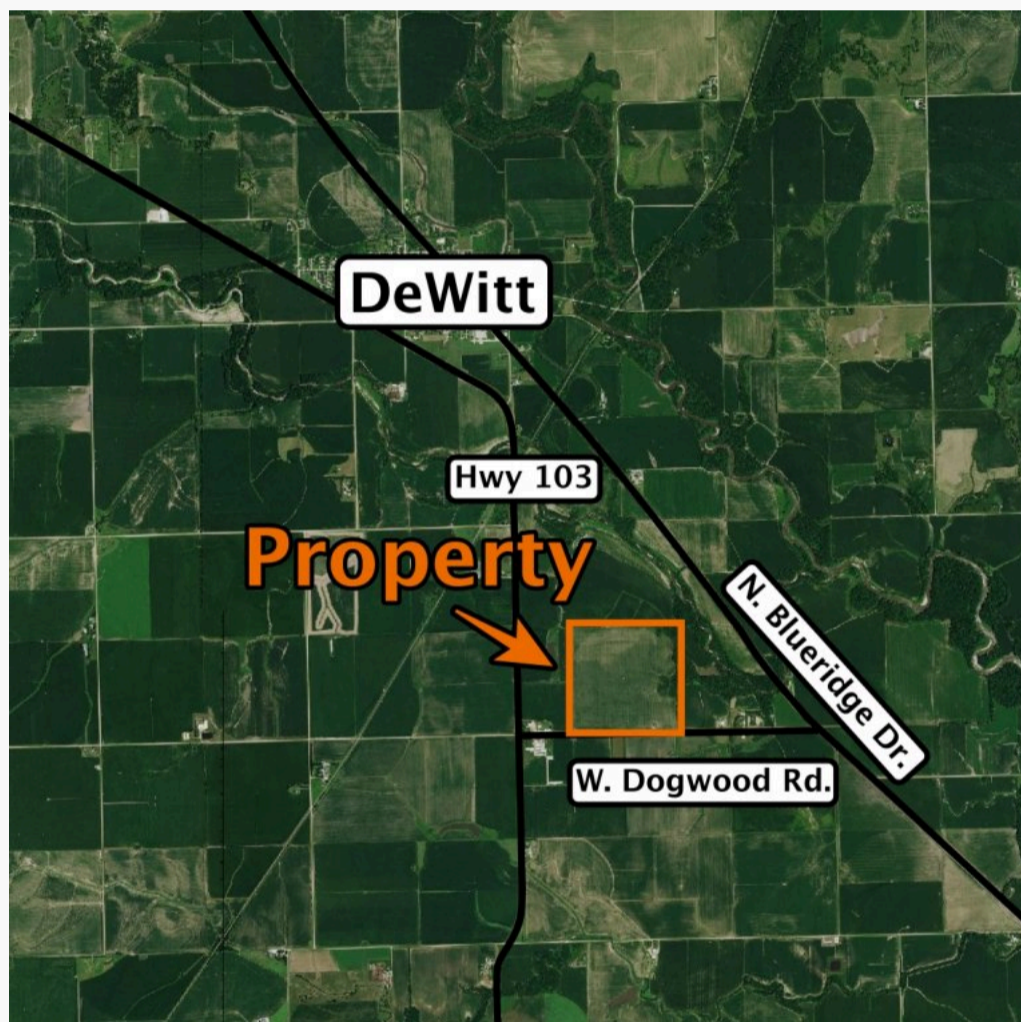
About the Land: 161.96 Acres, more or less, according to the Gage County Assessor's office. Pivot irrigated cropland with excellent access off of Hwy 103. 100% Class II soils. Included in the sale is a 7 tower Zimmatic pivot system, US 40hp electric motor and (3) grain bins with approx. 34,000 bu. capacity. Rare opportunity for excellent irrigated cropland with natural habitat!

Farm Service Agency: Total Cropland – 149.3 acres, Corn base – 108 acres with 154 bu. PLC yield, Soybean base – 36 acres with 51 bu. PLC yield

Natural Resources District: Land is located in the Lower Big Blue NRD.

Well Data: (per registration) G-023639, 125ft. deep, 95ft. pumping level, 59ft. static water level, 900GPM

2020 Taxes: \$8,575



TERMS & CONDITIONS

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

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