



ABSOLUTE LAND AUCTION

Ervin & Georgina Rademaker Family
162.3 Acres | Phelps County,
NE

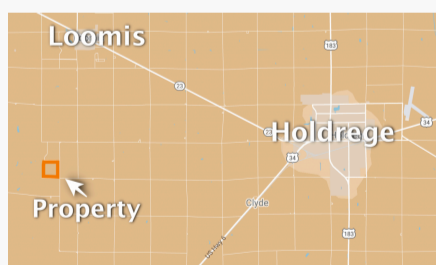
Monday – March 6, 2023 – 10:00AM
Holdrege, Nebraska

Auction to be held in the Ag Center at 1308 2nd St. – in southeast Holdrege

LIVE ONLINE & PRE-BIDDING

BID CERTIFICATION FORM

High quality pivot irrigated cropland with Class 1 rated soils and Valley pivot system – selling to the highest bidder at absolute auction – plan to attend!



Irrigated Cropland – 162.3 Acres ±

Location: 10625 731 Rd., Holdrege. From Holdrege .5 mile southwest on Highway 6 & 34 to Titan Machinery and 6 miles west on 731 Rd. From SW corner of Loomis, 2.5 miles south on G Rd., .5 mile west on 732 Rd. and .5 mile south on Falcon Rd.

Legal Description: Southwest Quarter of Section 6, Township 5 North, Range 19 West of the 6th P.M., Phelps County, Nebraska

About the Farm: 162.3 Acres, more or less, according to Phelps County Assessor's records. Highly productive pivot irrigated cropland including a Valley 7 tower pivot sprinkler and 8" irrigation well with diesel tank. (Cummins power unit is not included). Pivot system and well new in 2003. The property includes an older home, garage, barn and submersible well.

Farm Service Agency: Corn base – 63.79 acres with 145 bu. PLC yield, Soybeans base – 35.29 acres with 54 bu. PLC yield, Wheat base – 12.31 acres with 40 bu. PLC yield, Oats base – .82 acre with 46 bu. PLC yield

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 130.05 acres.

Well Data: (per registration) G-120087, Dec. 2002, 280ft. deep, 196ft. static water level, 206ft. pumping level, 800 GPM

Soil Types: 93.3% Holdrege silt loam, 4.5% Detroit silt loam, remaining 2.2% Filmore, Coly & Coly-Uly-Hobbs silt loams

2022 Taxes: \$7,770.46



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 March 6, 2023, 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 24hrs. 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: 15% earnest money payment due day auction with signing of purchase agreement. The remainder is due upon closing on or before April 5, 2023.

POSSESSION: Full possession given upon closing.

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 Mid-Nebraska Title Group, Inc. (Phelps County Title Co.) in Holdrege.

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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