



Sam & Merrilee Thomas Farm
First Baptist Church of Kearney, owner
SOLD - \$312,000

160 Acres in Furnas County, NE

Tuesday – September 12, 2023 – 10:30AM
Beaver City, Nebraska

Land auction to be held in the Beaver City Community Building

[LIVE ONLINE & PRE-BIDDING HERE](#)

[BID CERTIFICATION FORM HERE](#)

Excellent quality land with potential for tillable cropland. Plan to attend!

Land Auction – 160 Acres ± – Furnas County, Nebraska

Land Location: From the west edge of Beaver City, 1/2 mile west on Highway 89, 1 mile south, 1/2 mile west and 2 1/2 miles south on Rd. 426

Legal Description: Southeast Quarter of Section 1, Township 1 North, Range 23 West, Furnas County, Nebraska

About the Land: 160 Acres, more or less, according to Furnas County Assessor's records. Consisting of grassland with potential for tillable cropland. 144.52 Acres currently in the last year of the U.S.D.A. Conservation Reserve Program expiring September 30, 2023. The property has good access with all-weather gravel road on the east side and minimum maintenance road on the south side.

Soil Types: 51.7% Holdrege silt loam, 20.2% Coly-Nuckolls silt loam, 24% Coly-Uly silt loam, 4.1% Holdrege-Coly silt loam

2022 Taxes: \$ 1,555.42

Absolute Auction: Selling 160 Acres in Furnas County, NE. The property sells at absolute auction to the highest bidder regardless of price – no minimum bid!

Online Bidding: This will be a live auction with pre-auction and live online bidding also available. Online bidding via marshallauction.bidwrangler.com.

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



PAYMENT: 15% earnest money payment due day auction with signing of purchase agreement. The remainder is due upon closing on or before November 1, 2023.

POSSESSION: Full possession given upon closing. Seller shall retain the 2023 CRP payment.

TAXES: 2023 and prior years taxes paid by the 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.

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



Marshall Land Brokers & Auctioneers
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