



**Tuesday – March 14 – 10:00AM MST**

Ogallala, Nebraska

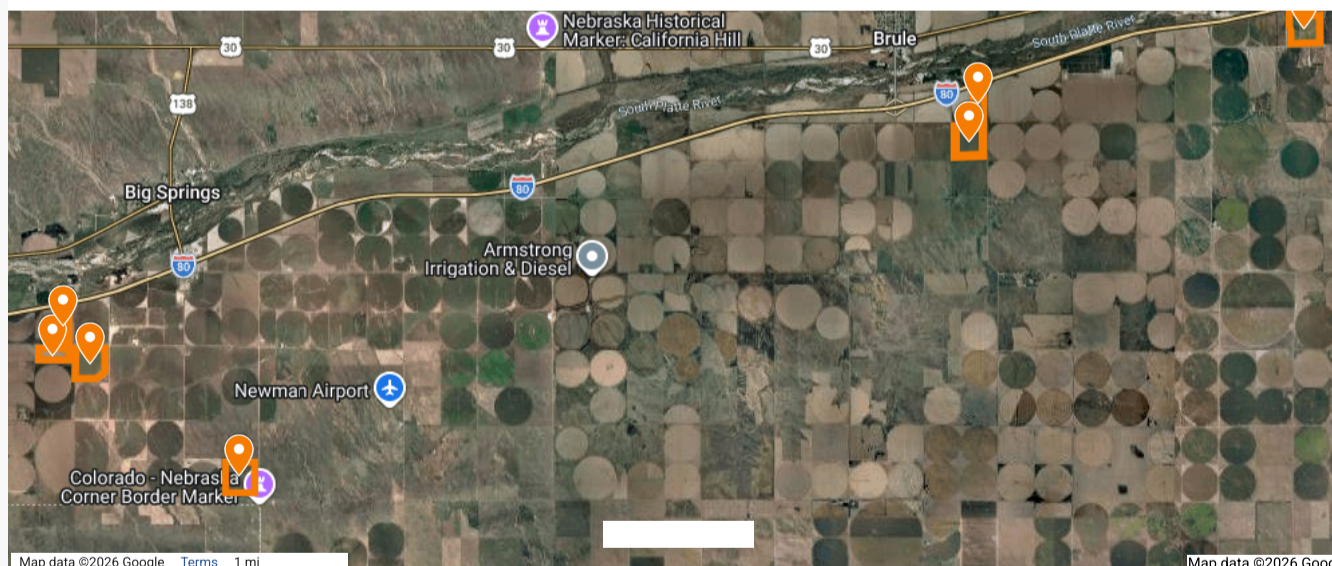
Auction to be held in the Quality Inn Conference Center – north side of Ogallala I-80 Interchange

[LIVE ONLINE & PRE-BIDDING](#)

[BID CERTIFICATION FORM](#)

Selling at Absolute Auction is 7 parcels located on the south side of I-80 from Ogallala to Big Springs - 6 parcels of excellent quality cropland and a CRP/grassland parcel. Plan to attend!

DANA Farms Auction ☆  
This map was made with Google My Maps. Create your own.





**PARCEL 1 - 160.83 ACRES +/-  
KEITH COUNTY**



**LOCATION:** From the south side of the Brule I-80 Interchange, 1 mile east on blacktop road West 60

**LEGAL DESCRIPTION:** Northeast Quarter of Section 26, Township 13 North, Range 40 West, Keith County, Nebraska

**ABOUT THE LAND:** 160.83 Acres, more or less, according to Keith County Assessor's records. Top quality pivot irrigated cropland with Class 1 rated soils. Includes a Valley 8 tower corner system pivot with swing arm (new in 2012 and poly-lined) and an 8" well with electric motor.

**FARM SERVICE AGENCY:** Corn base – 130 acres with 173 bu. yield

**NATURAL RESOURCES DISTRICT:** The land is located in the Twin Platte NRD and has certified irrigation rights for 151 acres (no pumping restrictions)

**WELL DATA:** (per registration) G-067190, Oct. 1974, 200ft. deep, 23ft. static water level, 53ft. pumping level, 850 GPM

**SOIL TYPE:** 99.8% Duroc loam rated as Class 1, .2% Merrick loam rated as Class 1

**2022 TAXES:** \$5,918.16

**PARCEL 2 - 80 ACRES +/-  
KEITH COUNTY**



**LEGAL DESCRIPTION:** That part of Lot 5 lying south of Interstate 80 and the Southeast Quarter of the Southeast Quarter in Section 23, Township 13 North, Range 40 West, Keith County, Nebraska

**ABOUT THE LAND:** Tax assessed as 80 acres, more or less. Pivot irrigated cropland including a Valley 10 tower pivot system w/drops, Western Land Roller pump and 30HP electric motor.

**FARM SERVICE AGENCY:** Corn base – 65.9 acres with 173 bu. yield

**NATURAL RESOURCES DISTRICT:** The land is located in the Twin Platte NRD and has certified irrigation rights for 74.8 acres (no pumping restrictions)

**WELL DATA:** (per registration) G-014438, Feb. 2010, 190ft. deep, 17ft. static water level, 35ft. pumping level, 612 GPM

**SOIL TYPE:** 32.8% Merrick loam rated as Class 1, 32.4% Lex loam rated as Class 3, 22.7% Wann fine sandy loam rated as Class 2, 10.9% Duroc loam rated as Class 1, 1.2% Satanta loam rated as Class 2

**2022 TAXES:** (est.) \$3,000

## PARCEL 3 - 165.01 ACRES +/- KEITH COUNTY



**LOCATION:** From the Ogallala I-80 Interchange, 1/2 mile south, 1.5 miles west, 1 mile south and 1.5 miles west

**LEGAL DESCRIPTION:** Lots 3 and 4, Northeast Quarter of Southwest Quarter and South Half of the Southwest Quarter of Section 15, Township 13 North, Range 39 West, Keith County, Nebraska

**ABOUT THE LAND:** 165.01 Acres, more or less, according to Keith County Assessor's records. Consisting of approx. 65 acres of pivot irrigated cropland and 85 acres of gravity irrigated cropland, this farm includes a Zimmatic 7 tower pivot system and 3 electric irrigation wells. In 2018 a new sprinkler package was put on. In 2021 a new end gun was added. The pump of the west well was pulled in 2018 and repaired by Sargent Irrigation. Included is 108 units of gated pipe.

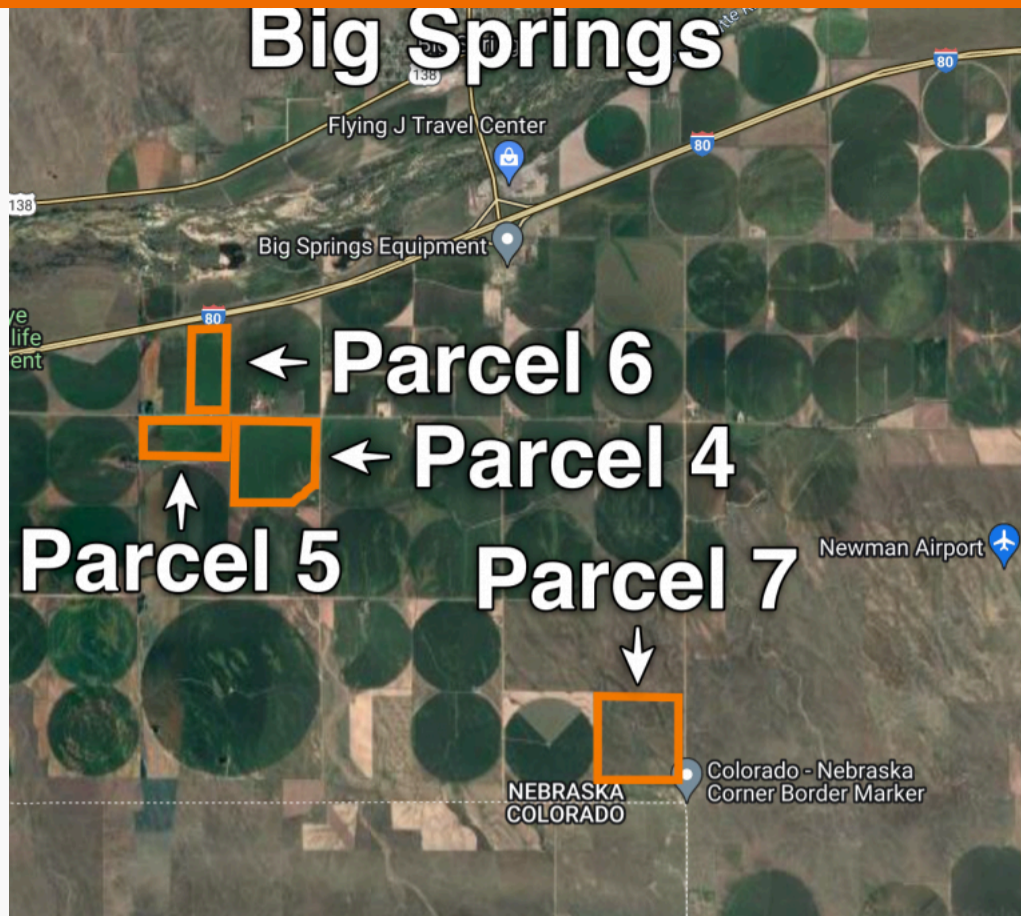
**FARM SERVICE AGENCY:** Corn base – 151.6 acres with 173 bu. PLC yield, Wheat base – 4.9 acres with 36 bu. PLC yield, Oats base – 4.9 acres with 30 bu. PLC yield

**NATURAL RESOURCES DISTRICT:** The land is located in the Twin Platte NRD and has certified irrigation rights for 147.8 acres

**WELL DATA:** (per registration) West Well G-021495, April 1981, 156ft. deep, 25ft. static water level, 80ft. pumping level, 711 GPM. Southwest Well G-014434, May 2000, 145ft. deep, 23ft. static water level, 120ft. pumping level, 1,221 GPM. South Well G-014433, July 1958, 100ft. deep, 45ft. static water level, 90ft. pumping level, 611 GPM.

**SOIL TYPE:** 47% Bayard very fine sandy loam rated as Class 2, 36.6% Duroc loam rated as Class 1, 15.1% Wann fine sandy loam rated as Class 2, 1.2% Alda fine sandy loam rated as Class 3

**2022 TAXES:** \$6,448.76



**PARCEL 4 - 155 ACRES +/-  
DEUEL COUNTY**



**LOCATION:** From the Big Springs I-80 Interchange, 1 mile south and 1 mile west on Road 6

**LEGAL DESCRIPTION:** Northeast Quarter of Section 10, Township 12 North, Range 42 West, Deuel County, Nebraska, except a tract south of the canal in southeast corner

**ABOUT THE LAND:** 155 Acres, more or less, based on Deuel County Assessor's records. Pivot irrigated cropland with a 7 tower pivot sprinkler system and irrigation well with 75HP electric motor. In July of 2020, a new booster pump was added and service work was done on the flowmeter.

**FARM SERVICE AGENCY:** Corn base – 60 acres with 121 bu. PLC yield, Wheat base – 19 acres with 37 bu. PLC yield

**NATURAL RESOURCES DISTRICT:** The land is located in the South Platte NRD and has certified irrigation rights for 147.4 acres. 34.8 inches of water allocation remaining for 2023-2024

**WELL DATA:** (per registration) South Well G-014436, Feb. 1970, 179ft. deep, 32ft. static water level, 58ft. pumping level, 2,680 GPM.

**SOIL TYPE:** 64.7% Duroc loam rated as Class 1, 29.7% Chappell-Alic Broadwater rated as Class 2, 5.6% Merrick sandy clay loam rated as Class 1

**2022 TAXES:** (est.) \$4,580

**PARCEL 5 - 80 ACRES +/-  
DEUEL COUNTY**



**LOCATION:** From Big Springs I-80 Interchange, 1 mile south and 1.5 miles west on Road 6 (west of Parcel 4)

**LEGAL DESCRIPTION:** North Half of the Northwest Quarter of Section 10, Township 12 North, Range 42 West, Deuel County, Nebraska

**ABOUT THE LAND:** 80 Acres, more or less, based on Deuel County Assessor's records. Pivot irrigated cropland including a Valley 10 tower pivot system with drop wobblers and 8" well with 40HP Nidec electric motor. In 2019 a new sprinkler package was put on. In 2020 a new flowmeter was added.

**FARM SERVICE AGENCY:** Corn base – 30.5 acres with 121 bu. PLC yield, Wheat base – 9 acres with 37 bu. PLC yield

**NATURAL RESOURCES DISTRICT:** The land is located in the South Platte NRD and has certified irrigation rights for 76.7 acres. 34.9 inches of water allocation remaining for 2023-2024

**WELL DATA:** (per registration) G-014432, March 2008, 175ft. deep, 22ft. static water level, 26ft. pumping level, 8" pump column, 750 GPM

**SOIL TYPE:** 81.2% Duroc loam rated as Class 1, 18.8% Merrick sandy clay loam rated as Class 1

**2022 TAXES:** (est.) \$2,280



**LOCATION:** From Big Springs I-80 Interchange, 1 mile south and 1.5 miles west on Road 6 (north of Parcel 5)

**LEGAL DESCRIPTION:** East Half of the Southwest Quarter of Section 3, Township 12 North, Range 42 West, Deuel County, Nebraska

**ABOUT THE LAND:** 80.26 Acres, more or less, based on Deuel County Assessor's records. Pivot irrigated cropland with a 10 tower pivot system and irrigation well. In January, 2023, Gothenburg Irrigation pulled the pump and reworked the column and shaft.

**FARM SERVICE AGENCY:** Corn base – 30.5 acres with 121 bu. PLC yield, Wheat base – 9 acres with 37 bu. PLC yield

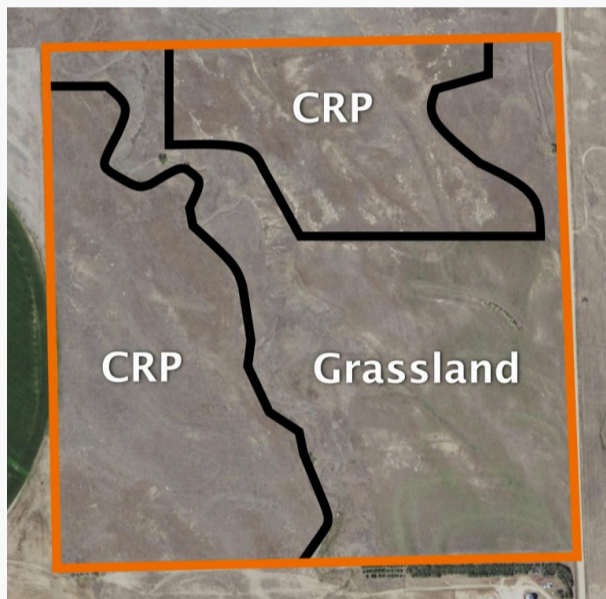
**NATURAL RESOURCES DISTRICT:** The land is located in the South Platte NRD and has certified irrigation rights for 76.8 acres. 39.5 inches of water allocation remaining for 2023-2024

**WELL DATA:** (per registration) G-014431, July 1958, 185ft. deep, 29ft. static water level, 49ft. pumping level, 1,200 GPM

**SOIL TYPE:** 20% Merrick sandy loam rated as Class 1, 32% Chappell-Alice-Broadwater complex rated as Class 2, 18.8% Lexsworth loam rated as Class 3, 26.4% Calamus sand rated as Class 4, 2.9% Duroc loam rated as Class 1

**2022 TAXES:** \$2,194.80

### PARCEL 7 - 161.19 ACRES +/- DEUEL COUNTY



**LOCATION:** From Big Springs I-80 Interchange, 3 miles south and 1/2 mile east on Road 2

**LEGAL DESCRIPTION:** Southeast Quarter of Section 13, Township 12 North, Range 42 West, Deuel County, Nebraska

**ABOUT THE LAND:** 161.19 Acres, more or less, according to Deuel County Assessor's records. 79.97 Acres in the Conservation Reserve Program, the remainder is grassland. CRP contract 11099 general on 51.57 acres through Sept. 30, 2030, with \$1,052 annual payment. CRP contract 10004B SAFE Nebraska Upland Bird on 28.4 acres through Sept. 30, 2024 with \$868 annual payment.

**FARM SERVICE AGENCY:** Corn base – 26.4 acres with 121 bu. PLC yield, Wheat base – 18.4 acres with 37 bu. PLC yield

**SOIL TYPE:** 51.9% Altvan-Eckley-Satanta complex rated as Class 4, 45.5% Blueridge-Altvan complex rated as Class 6, 2.2% Broadwater loamy sand rated as Class 6, .4% Satanta-Altvan complex rated as Class 3

**2022 TAXES:** \$1,135.96

## TERMS & CONDITIONS

**PAYMENT:** 15% earnest money payment due day of the close of bidding with signing of purchase agreement. The remainder is due upon closing on or before April 25, 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 Title Services of the Plains.

**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, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds; fence lines may not be on the legal boundary.*

*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.*

**John Childears, Listing Agent**

**Miles Marshall, Broker**

**Luke Huddleston, Associate**

**308-234-6266**

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