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SOLD – LAND AUCTION – 115.88 ACRES – HOWARD COUNTY NE

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Marshall Auction Presents an Online Land Auction

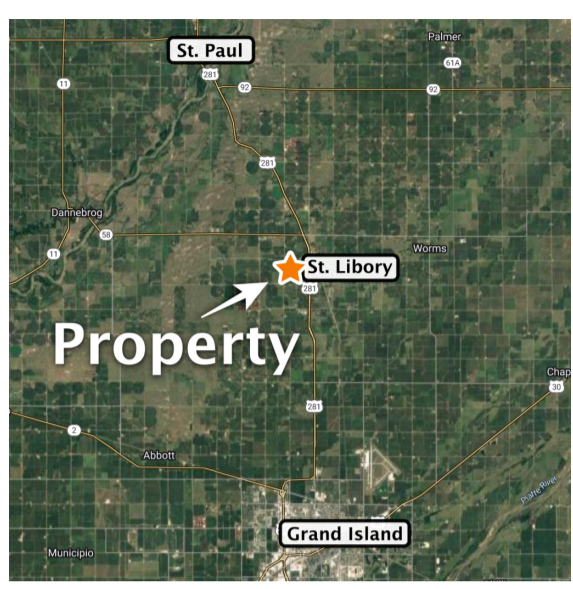
Thursday – March 14, 2024 – 10 AM

Auction to be held via an Online-Only Auction


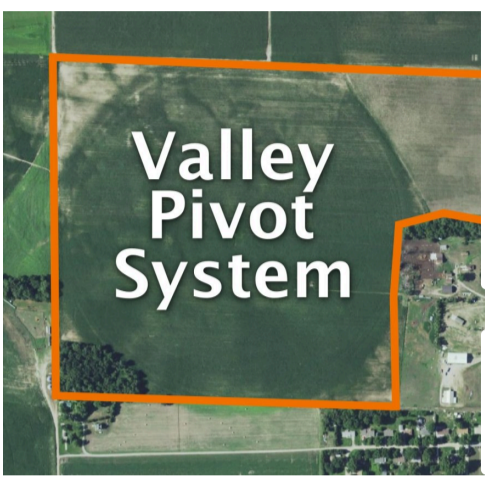
Bidding Opens: March 4, 2024 @ 10AM

Bidding Begins to Close: March 14, 2024 @ 10AM

Well Located Pivot Irrigated Cropland in Howard County, Nebraska



Land Auction - Leonard & Esther Dush

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 Leonard & Esther Dush Farm ☆
Lucas Huddleston

This map was made with Google My Maps. Create your own.



Land Auction – 115.88 Acres ± – Howard County, Nebraska

Land Location: West side of Highway 281, St. Libory, Nebraska

Legal Description: Part of the South Half of the Northeast Quarter and part of North Half of the North Half of the Southeast Quarter of Section 20, Township 13 North, Range 9 West of the 6th P.M., Howard County, Nebraska, excluding building sites.

About the Land: 115.88 Acres, more or less, according to Howard County Assessor's records. Well located pivot irrigated farm including a Valley 6 tower pivot system and 8" irrigation well with propane power unit. Access via existing driveway with an easement next to the highway right-of-way going north to the farmland. County Zoning – A2

Farm Service Agency: (estimate) Corn base – 112 acres with 164 bu. PLC yield

Well Data: (per registration) G-139002, May 1956, 100ft. deep, 26ft. static water level, 65ft. pumping level, 1,000 GPM

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for approx. 112.9 acres

2023 Taxes: (estimate) \$ 3,082

Land Auction: Selling 115.88 Acres in Howard County, NE. The property sells at auction with an opening bid of \$5,500 per acre.

Online Bidding: This is an online auction. Bidding will be online via marshallauction.bidwrangler.com. Bidding closes March 14, 2024, starting at 10:00 AM CST

Bidder Registration: Bidders must register and be approved by the auction company prior to the auction closing date (we recommend 48hrs. 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

remainder is due upon closing on or before April 11, 2024.

OPENING BID: \$5,500 per acre

POSSESSION: Full possession given upon closing

TAXES: 2023 and prior years taxes paid by the seller. The 2024 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.

FINANCING: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

BIDDER REGISTRATION: All bidders will be required to register and be approved by the auction company prior to Date of the auction close. Register by completing a bidder certification form and submitting to Luke Huddleston @ luke@marshallauction.com

EXTENDED BIDDING: The closing times for bidding will be automatically extended when the property receives a bid in the last 4 minutes and will close simultaneously when the property does not receive a bid for 4 minutes.

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 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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Luke Huddleston

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Marshall Auction presents - Absolute Land Auction - March 10th, 2026. 160± acres with pivot irrigated cropland, Valley pivot, dryland and homesite potential.

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[ABSOLUTE LAND AUCTION – 188.37 ACRES – BUFFALO COUNTY, NE](#)

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December 10, 2025 Auctions

[ABSOLUTE LAND AUCTION – 550.7 ACRES – BUFFALO COUNTY, NE](#)

Marshall Auction presents - Absolute Land Auction - January 27th, 2026. Join us to bid on this exceptional offering of 550.7 acres of Buffalo County, NE Land!

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Marshall Land Brokers & Auctioneers

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