

75.31 ACRES
DEUEL COUNTY, NEBRASKA

LAND AUCTION

Online Auction
Bidding Closes - October 6, 2026

Floyd Max Soper Estate

MARSHALL

LAND BROKERS & AUCTIONEERS

Office 308-234-6266

marshallauction.com

Kearney, Nebraska

PIVOT IRRIGATED CROPLAND
WELL LOCATED NEAR BIG SPRINGS

Online Land Auction

Bidding Opens September 29, 2026 @ 10:00AM MDT
Bidding Begins to Close October 6, 2026 @ 10:00AM MDT



Pivot Irrigated Cropland - 75.31 Acres ±

LOCATION: Southwest of Big Springs - from Big Springs I-80 Interchange (Exit 107), South 1 mile, then west 1 and 3/4 miles on Road 6.

LEGAL DESCRIPTION: Part of the West Half of the Southwest Quarter of Section 3, Township 12 North, Range 42 West of the 6th P.M., Deuel County, Nebraska

ABOUT THE LAND: 75.31 Acres, more or less, according to Deuel County Assessor's records. Consisting of good-quality pivot irrigated cropland with a 7-tower Zimmatic pivot sprinkler system with upright sprays. Also includes a Western Land Roller pump and General Electric 25 HP motor. The remainder of the property includes an older building site, treed area, and hayland. There is some rental income from the I-80 advertising sign.

FARM SERVICE AGENCY: Total Cropland - 72 acres; Corn base - 66.03 acres, Wheat base - 5.87 acres

NATURAL RESOURCES DISTRICT: The land is located in the South Platte NRD and has certified irrigation rights for 72 acres. As of October 2025, 43.3 inches remained available for the 2026–2027 allocation period.

WELL DATA: (per registration) G-018882, September 1961, 50ft. deep, 11ft. water level, 25ft. pumping level, 8" pump column, 1242 GPM

SOIL TYPES: 48.5% Lexsworth loam rated as Class 3, 21.2% Merrick sandy clay loam rated as Class 1, 19.6% Chappell-Alic-Broadwater complex rated as Class 2, the remainder Calamus sand rated as Class 4

2025 TAXES: \$ 1,982.30



"Your Farm & Ranch Specialists"

Luke Huddleston

308 - 234 - 6266

John Childears

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marshallauction.com



Online Auction

Bidding will be online only @

bid.marshallauction.com

Advance registration and pre-approval required.

Contact Luke Huddleston

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75.31 ACRES DEUEL COUNTY, NEBRASKA

PAYMENT: 15% earnest money payment due day of the auction with signing of purchase agreement. The remainder is due upon closing on or before November 17, 2026

POSSESSION: Possession given upon date of closing, subject to the tenant's rights through February 28, 2027.

TAXES: 2026 and prior years taxes paid by the seller. The 2027 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 the 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/be approved by the auction company prior to date of the auction close. Register by completing a bidder registration form and send to land@marshallauction.com

EXTENDED BIDDING: The closing time for bidding will be automatically extended when a bid is received in the last 4 minutes.

METHOD OF SALE: Auction procedures and increments of bidding are at the discretion of the auction company.

PROPERTY CONDITION: The property, irrigation equipment and building site is selling in "as-is" condition - no warranties expressed or implied.

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.

The total acreage figure stated is based on county tax records and is not intended to represent precise acres. The exact acreage is not guaranteed by the sellers and their agents.

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. As with any agricultural land, this property may include noxious weeds; fence lines may not be on the legal boundary. Mathematical calculations to obtain sale price does not guarantee acres in the property. All maps provided by Marshall Land Brokers & Auctioneers are approximations only, to be used as a general guideline, and not intended as survey accurate.

MARSHALL
LAND BROKERS & AUCTIONEERS

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