

TRACT 7 - 160 ACRES ±

Legal Description: Northwest Quarter of Section 34, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 160 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland with a Valley pivot system and an electric submersible well near the pivot center point. Approx. 20 acres (pivot corners) are enrolled in the Conservation Reserve Program through Sept. 30, 2027 with annual payment of \$1,772.

Farm Service Agency: (estimate) Corn base – 61.19 acres, Soybeans base – 37.9 acres

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 130.27 acres.

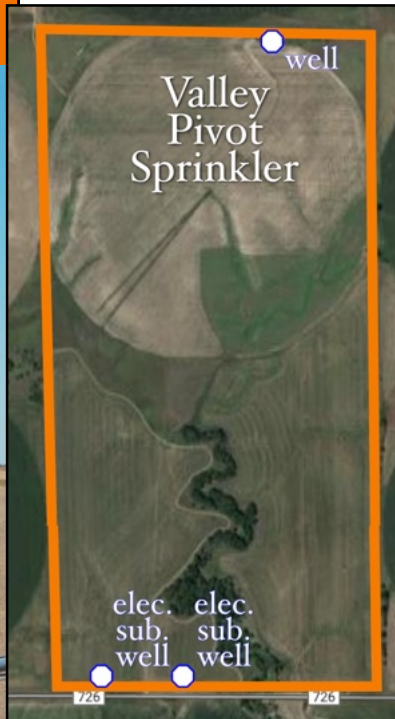
Well Data: (per registration) G-091650, May 1997, 262ft. deep, 107ft. static water level, 600 GPM

Soil Types: Primarily Holdrege silt loams and Uly and Coly silt loams

2023 Taxes: \$ 5,747.74



TRACT 8 - 320 ACRES ±



Legal Description: East Half of Section 34, Township 5 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 320 Acres, more or less, according to Gosper County Assessor's records. Pivot irrigated cropland and dryland. Includes a Valley 9 tower pivot system, a well with Western Land Roller 8" pump, CaseIH diesel power unit and fuel tanks, plus two elec. sub. wells. Approx. 18.2 acres (3-pivot corners) in the Conservation Reserve Program through Sept. 30, 2027 with an annual payment of approx. \$1,612

Farm Service Agency: (estimate) Corn base – 123.2 acres, Soybeans base – 76.4 acres

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 141.3 acres.

Well Data: (per registration) North Well – G-034922, June 1971, 157ft. deep, 60ft. static water level, 750 GPM. Southwest Well – G-086207, Oct. 1995, 225ft. deep, 81ft. static water level, 250 GPM. Southeast Well – G-086975, Dec. 1995, 175ft. deep, 40ft. static water level, 150 GPM

Soil Types: Holdrege silt loam, Uly and Coly silt loams, Hobbs and Hord silt loams

2023 Taxes: \$ 7,536.76

Terms & Conditions

PAYMENT: 15% earnest money payment due day of the auction with signing of purchase agreement. The remainder is due upon closing on or before January 10, 2025.

POSSESSION: Possession given upon closing, subject to the tenants' rights through February 28, 2025.

TAXES: 2024 and prior years taxes paid by the seller. The 2025 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 & escrow fee shall be divided equally between the seller and the buyer. Title insurance and escrow closing services by Phelps County Title Company in Holdrege.

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 land@marshallauction.com

EXTENDED BIDDING: The closing times for bidding will be automatically extended when any of the (8) tracts receives a bid in the last 4 minutes and will close simultaneously when no further bids are received for 4 minutes.

EASEMENT FOR ACCESS: Legal access to Tracts 6 and 7 via an ingress/egress easement over the north side of the North Half of 33-5-21.

U.S.D.A CONSERVATION RESERVE PROGRAM: Buyer shall assume the existing CRP contracts and shall be entitled to receive 2025 and subsequent CRP payments. Buyer is

responsible for all costs and penalties should the buyer violate or cancel the contracts.

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

PROPERTY CONDITION: The properties and irrigation equipment are 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, to be used as general guidelines, 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.

The total acreage figure stated for each tract is based on county tax records and is not intended to represent precise acres. The exact acreage of each tract 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. Announcements made at the auction take precedence over prior advertising.

MARSHALL
LAND BROKERS & AUCTIONEERS

Miles Marshall, Luke Huddleston, John Childears,
Jeff Marshall, Clay Patton, Jan Hinrichsen



10 PIVOTS

ABSOLUTE LAND AUCTION

GOSPER COUNTY, NEBRASKA



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