

*Brell Realty
Auction*

Brell Realty & Auction

LAND AUCTION

156.05
Acres
More or Less
Irrigated
and
Pasture
Land,
Gosper
County,
Nebraska



GOSPER COUNTY



Legion Hall, Fairgrounds
Elwood, Nebraska

Tuesday, March 24, 2015 at 10:00 AM





LAND FOR SALE

156.05 Acres Irrigated Land and Pasture Land

Location: Property located 2 ¾ miles north of Smithfield, Nebraska on Road 433.

Legal: S ½ SE ¼; Pt S ½ SW ¼ Sec 32-T8-R21 in Gosper County, Nebraska consisting of 156.05 assessed acres. Acreage in SW corner not included.

About the Land: A well located combination tract of irrigated crop and grassland. Irrigated by approximately 74 acre pivot and balance gravity irrigated. Sells with 91 certified irrigated acres, cased well and pump and gear head. Current tenant owns pivot and all other above ground equipment, which is not included in the sale of property. The grass has live water by Plum Creek with 3 sides having five & six barb wire fence.

Soil Types: This tract made up of mostly Hall, Holdrege & Coly silt soils.

Farm Service Agency: Farm has 160.8 acre farmland consisting of 95.5 acre irrigated, 64 acres grass, 1.3 roads and a corn base of 88.7 acres.

Well Data: Registration #G-63877-well pumps 1160 gpm, 16" casing down to 440', 8 5/8" diameter and installed May of 1980.

Natural Resources District: Land is in Tri-Basin district and shows 91 certified irrigated acres.

Taxes: 2014 taxes are \$4,550.52 and will be paid by seller. Buyer assumes 2015 tax and all future years.

Payment: 20% due day of auction with signing purchase agreement.. The remainder due at closing on or before April 20, 2015.

Possession: - Possession of the cropland and pasture is subject to tenant cash lease through December 31, 2015. Buyer receives all cash rent income for 2015 season.

For Additional Information:

Contact Listing Agent,
Randy Helms

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Office (308) 785-2093
randyhelms@atcjet.net



AIRIAL MAP



Soil Map



| Map Unit Symbol | Map Unit Name | Acres | Percent |
|-----------------|--|-------|---------|
| 2538 | Coly silt loam, 6 to 11 percent slopes, eroded | 2.9 | 2% |
| 2667 | Holdrege silt loam, 0 to 1 percent slopes | 6.1 | 4% |
| 2674 | Holdrege silt loam, 1 to 3 percent slopes, plains and breaks | 18.6 | 11% |
| 2675 | Holdrege silt loam, 3 to 7 percent slopes, plains and breaks | 3.4 | 2% |
| 2823 | Uly silt loam, 11 to 17 percent slopes, eroded | 8.9 | 5% |
| 2830 | Uly-Coly silt loams, 11 to 30 percent slopes | 34.9 | 21% |
| 3545 | Hobbs silt loam, channeled, frequently flooded | 13.9 | 8% |
| 3562 | Hobbs silt loam, occasionally flooded, cool | 1.9 | 1% |
| 4157 | Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded | 2.4 | 1% |
| 8840 | Hard silt loam, 0 to 1 percent slopes | 62.4 | 38% |
| 8866 | Hard silt loam, 0 to 1 percent slopes, warm | 9.4 | 6% |

AUCTION TERMS

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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.

Mineral Rights: The sellers will convey all the mineral rights they own, if any.

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

ACREAGES: Reported acreages were obtained from the County USDAFSA office, and County Assessor. The farm sells without regard to acres. No warranty is expressed or implied as to exact acres. The legal descriptions are subject to existing fence/field boundaries

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

ABSENTEE BIDS: Bidding via cell phone, and/or on someone's behalf must be approved by Brell Realty & Auction 24 hours prior to the auction.

PROPERTY CONDITION: The property is selling in "as is" condition – no warranties expressed or implied.

AGENCY: Brell Realty & Auction are agents representing the sellers.

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Meet Our Agents



LeahAnn Brell
Broker/Owner
REALTOR



Larry Brell
Associate
Broker, REALTOR
Auctioneer



Randy Helms
Sales Agent,
REALTOR,
Auctioneer



Bill Brell
Auctioneer



Kelly Gydesen
Sales Agent,
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