

ABSOLUTE LAND AUCTION

ROBERT J. PROKOP ESTATE

Robert Stowell Attorney - Kenneth Santin Personal Representative

1 PM Wednesday December 1, 2021 @ DeWitt Community Center

162 acres pivot irrigated - DeWitt, Nebraska - excellent hunting opportunities

Live online bidding and proxy bidding by phone is available to pre-approved buyers.

You must qualify at least 48 hours prior to the auction date.

Call Luke Huddleston [308.293.7258](tel:308.293.7258) luke@marshallauction.com

View the auction online at marshallauction.bidwrangler.com

Terms: This is a cash sale with **no contingency on financing**, 15% earnest deposit required with signing of purchase agreement following the auction. Title conveyed by Personal Representative Deed at Closing March 1, 2022 with full possession; earlier at Buyer's request. Title Insurance evidencing merchantable title. Cost of insurance shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning and restrictions of record - free and clear of all liens. Property and equipment sells in as-is condition - no warranty is expressed or implied as to the adequacy of any portion of the property, nor as to exact acres. Sale subject to confirmation by the Court. Seller pays 2021 real estate taxes; Buyer pays all of 2022 taxes.

Location: northwest Gage County, Nebraska - 2 miles south of DeWitt on NE#103, then 0.5 mile east on West Dogwood Road to the southwest corner.

Legal: E1/2SW1/4, W1/2SE1/4 Section 30-T5N-R5E plus added tract Gage County, NE.

Tax: 162 tax assessed acres, 2020 tax was \$8,575.

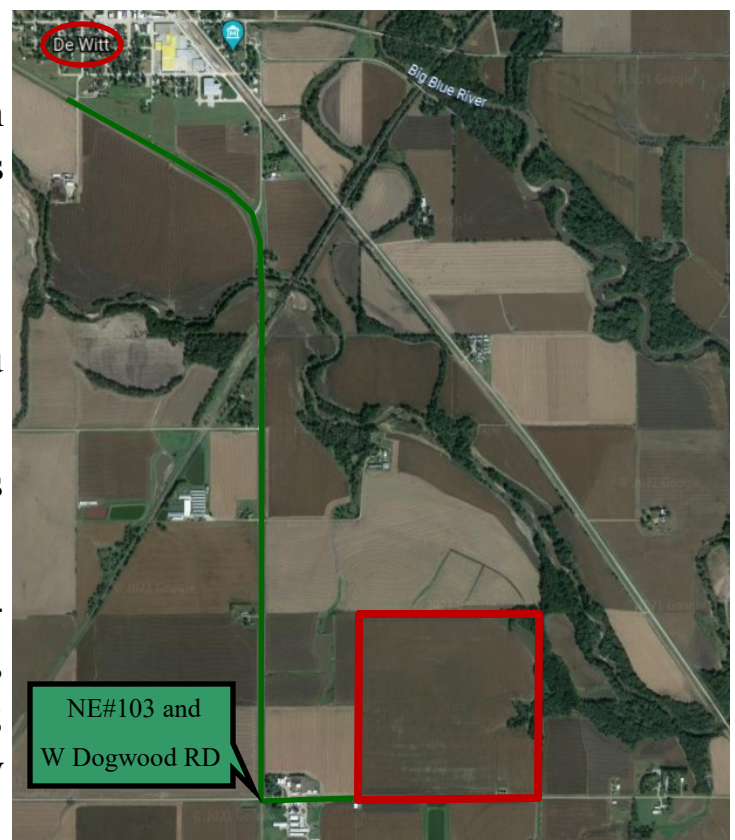
Irrigation: US Electric motor, 60 hp set at 900 gpm from 75 foot; 7 tower Zimmatic, drop nozzles. Well G-023639 is in Lower Big Blue NRD, without restrictions.

Soils: 100% Wymore silty loam Class II, 1% slope.

FSA: 149.3 cropland acres: 108 acres corn Base @ 154 bu PLC; 36 acres soybeans @ 51 bu.

Improvements: Two 10,000 bushel, plus 9,000 bushel bins currently used by tenant for harvest.

Comments: Pivot operates as windshield wiper, with drainage pit on east side. Excellent deer hunting on east side, northeast corner. Very good access off State Highway #103; Excellent soils and terrain; Electric well from shallow depth.



Agri Realty LLC - Listing Agent

John Childears

308-539-4450

Agri Realty

john@agrirealty.net

Appraisal - Real Estate Sales - Auctions

www.agrirealty.net

MARSHALL

LAND BROKERS & AUCTIONEERS

2033 Central Ave. - Kearney, NE

308-234-6266

Miles Marshall, Broker & Auctioneer

Luke Huddleston, Jeff Marshall,

Robin Marshall

www.marshallauction.com



**Excellent
pivot irrigated cropland.
100% Wymore silty clay loam,
Class II, nearly level.**

**Excellent
access just off NE#103.**

**Excellent
electric well,
Zimmatic pivot.**



Information was obtained from sources deemed reliable, but is not guaranteed. Buyers should verify all information. All maps are approximations only, intended for a general guideline and not survey accurate. This agricultural property may include noxious weeds. All real estate agents are acting as Agent of the Seller.

Agri Realty LLC - Listing Agent

John Childears

308-539-4450

Agri Realty

john@agrirealty.net

Appraisal - Real Estate Sales - Auctions

www.agrirealty.net

MARSHALL

LAND BROKERS & AUCTIONEERS

2033 Central Ave. - Kearney, NE

308-234-6266

Miles Marshall, Broker & Auctioneer

**Luke Huddleston, Jeff Marshall,
Robin Marshall**

www.marshallauction.com