

ABSOLUTE LAND AUCTION

ROBERT J. PROKOP ESTATE

Robert Stowell Attorney - Kenneth Santin Personal Representative
1 PM Thursday December 2, 2021 @ Merrick County Fairgrounds 4H
Central City, Nebraska

Live online bidding & proxy bidding by phone 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

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Terms: Cash sale with **no contingency on financing**, 15% earnest deposit required at signing of purchase agreement at 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 included. Sale subject to confirmation by the Court. Seller pays 2021 real estate taxes; Buyer pays all 2022 taxes.

**4 Parcels - South of Loup River, Nance County
Southwest of Fullerton on NE#14 - then 3/4 west on S 570 St
Pivot Irrigated Cropland - Meadow & River Frontage**

Agri Realty LLC - Listing Agent

John Childears

308-539-4450

Agri Realty

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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

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Parcel 1:

Location: south of Fullerton on NE#14, then 3/4 west on 570 St.

Legal: Part W1/2NW1/4 Section 34-T16N-R6W of the 6th PM Nance County, Nebraska.

Tax: 76 tax assessed acres, 2020 tax was \$3,833.

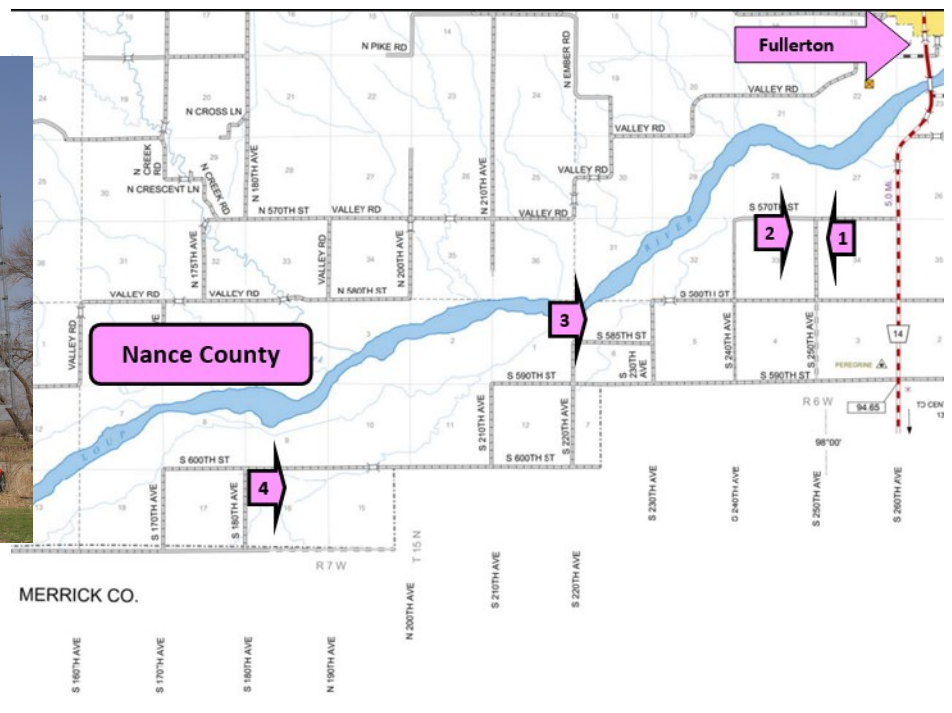
Irrigation: 57 acres pivot irrigated, well G-055018, 30 ft pumping - 6 tower Zimmatic; 13 acres crop corners.

Soils: 10% Class I, 85% Class II Hord & Ortello fine sandy loam, 1% slope nearly level.

FSA: 72 cropland acres: 12.8 acres corn Base @ 158 bu PLC; 6.9 acres soybeans @ 42 bu.

Improvements: 29,000 bu bin, aeration and unloading.

Comments: Pivot operates as windshield wiper from east, well on south boundary. 57 Certified Irrigated Acres. Excellent access just off NE#14; nearly level with excellent soils; on site newer grain storage.



Parcel 2:

Location: south of Fullerton on NE#14, then 1 mile west on 570 St (joins Parcel 1 on west).

Legal: NE1/4 Section 33-T16N-R6W of the 6th PM Nance County, Nebraska.

Tax: 160 tax assessed acres, 2020 tax was \$6,035.

Irrigation: 90 acres pivot irrigated wells G-109388, G-127253 pumping 366 & 300 gpm from 50 ft; **new Zimmatic pivot**; 13 acres crop corners, 53 acres range/meadow.

Soils: 70% Class I, 27% Class II Hord very fine sandy loam, 1% slope.

FSA: 104.5 cropland acres: 80.2 acres corn Base @ 158 bu PLC; 14.4 acres soybeans @ 42 bu.

Comments: Pivot operates as windshield wiper from north, wells on north boundary. Combination very good cropland with range/meadow areas. 90 Certified Irrigated Acres; **new center pivot in 2021.**

Parcel 3:

Location: south of Fullerton on NE#14, then 3.5 west on 585 St.

Legal: Part NW1/4 Sec 6-T15N-R6W; Lot 9 SW1/4 Sec 31-T16N-R6W of the 6th PM Nance County, Neb.

Tax: 135.5 tax assessed acres, 2020 tax was \$6,060.

Irrigation: 95 acres pivot irrigated; 125 acres surface rights from Loup River A-12994; A-3227A; A-6997A. 6 tower Zimmatic pivots at 3rd tower; corners cropland, can use gravity irrigation.

Soils: 80% Class II Ortello fine sandy loam, nearly level; some Class III undulating.

FSA: 107.6 cropland acres: 82.3 acres corn Base @ 158 bu PLC; 14.7 acres soybeans @ 42 bu.

Improvements: 20,000 bu grain bins southwest corner - fair only; 1,200 sqft closed building, 1,500 sqft open front building in northeast corner along river, very good condition.

Comments: Pivot operates from near-center, with surface rights pumped from Loup River. Buildings provide good storage area. **Excellent waterfowl hunting** provided by Loup River and cropland.

Parcel 3 SW to NE



Parcel 3 SW to NE



Parcel 4:

Location: south of Fullerton on NE#14, then 7 mile west on 600 St.

Legal: E1/2NW1/4 Section 16-T15N-R7W of the 6th PM Nance County, Nebraska.

Tax: 76.7 tax assessed acres, 2020 tax was \$3,309.

Irrigation: 42 taxed irrigated acres; well G-053007 @ 300 gpm from 100 ft.

4 tower T&L and 4 tower Zimmatic, 2 tower Zimmatic; 12 acres crop corners, 20 acres range/meadow.

Soils: 90% Class II Hord-Leshara-Ortello very fine sandy loam, 1% slope.

FSA: 61.8 cropland acres: 48.0 acres corn Base @ 158 bu PLC; 8.6 acres soybeans @ 42 bu; balance meadow.

Improvements: 5,000 bu grain bin northwest corner - fair only.

Comments: Two 4 tower, one 2 tower center pivots - 58.2 Certified Irrigated Acres; range/meadow to south.

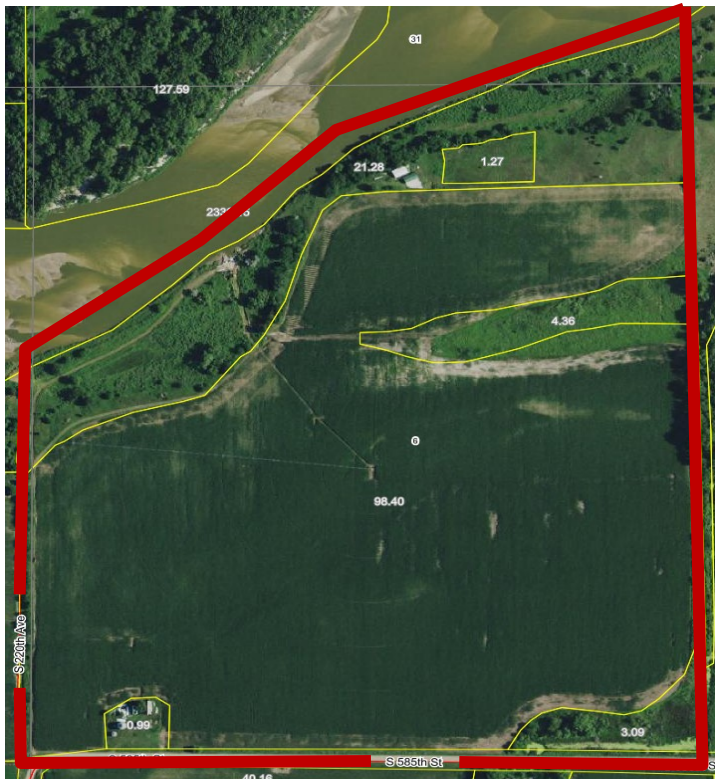
Parcel 1



Parcel 2



Parcel 3



Parcel 4



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.