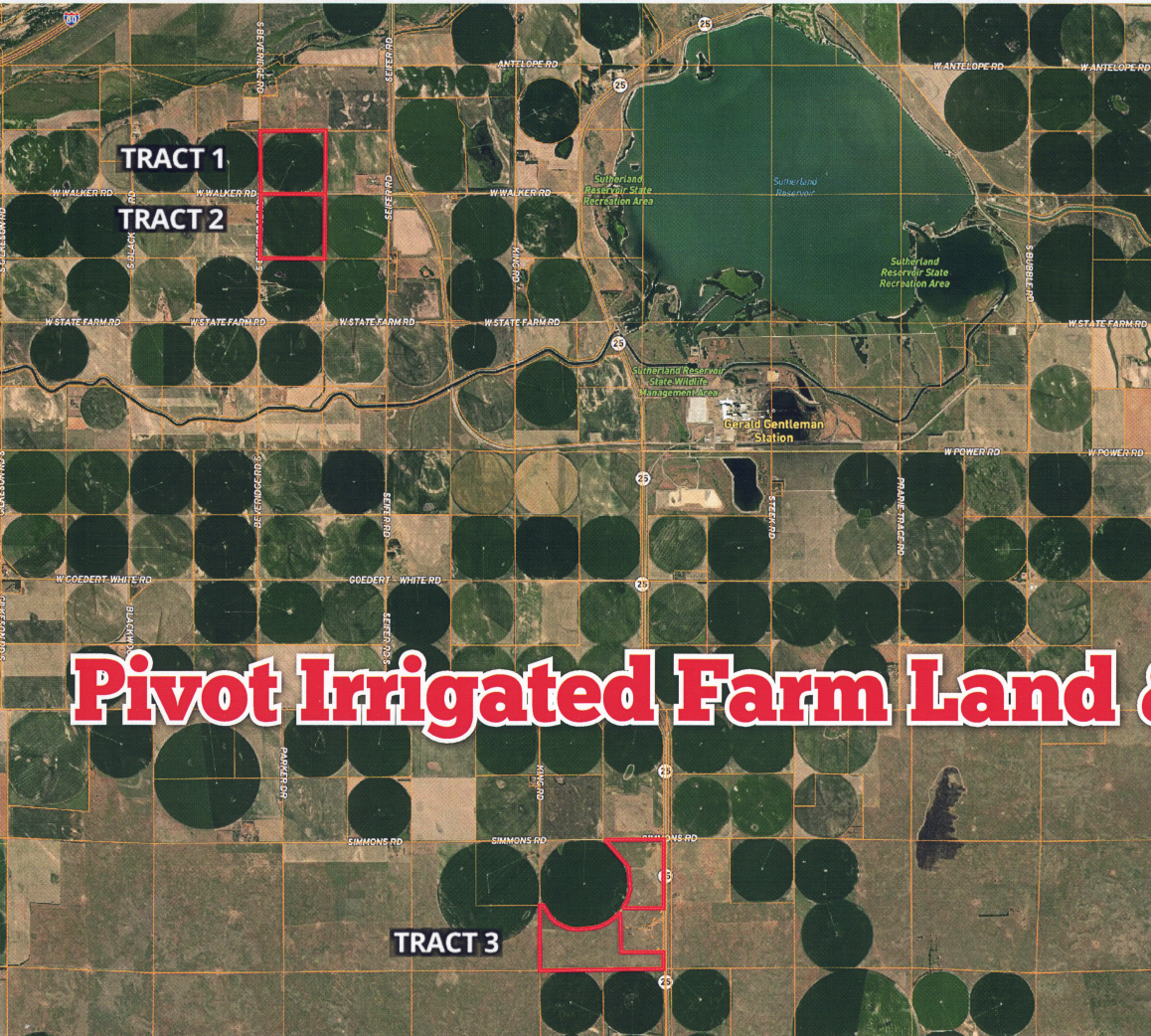


Absolute Lincoln County Land Auction

Live Auction
Plan To Attend

SELLING IN 3 TRACTS - WALKER ROAD FARMS, LLC – SELLERS

LIVE AUCTION - FRIDAY, DECEMBER 8TH, 2023 @ 1:30PM CST



TRACT #1



TRACT #2



TRACT #3

Pivot Irrigated Farm Land & Pasture

Live Auction – Plan To Attend

Online Bidding Available With Prior Registration

Location: Sutherland Legion Hall

Date: December 8th, 2023 @ 1:30PM CST



**ADAM
MARSHALL**
LAND & AUCTION

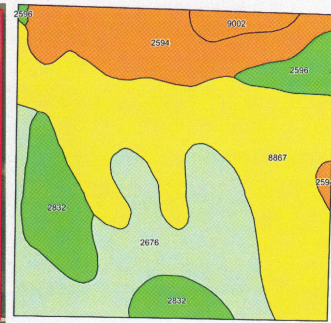
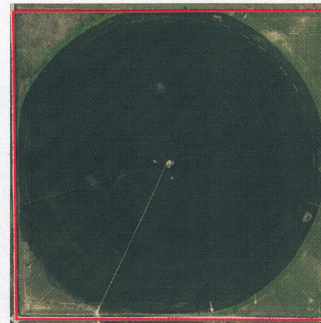
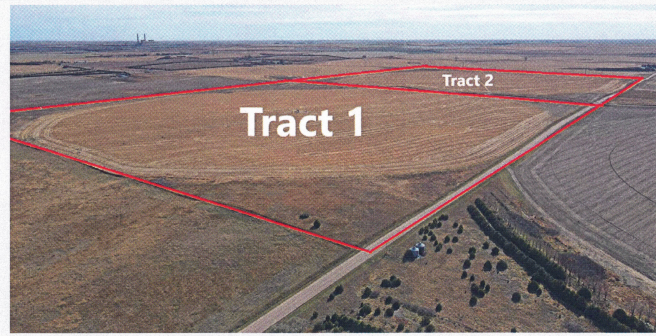
(308) 455-4410

AdamMarshallAuction.com

Absolute Lincoln County Land Auction

TRACT# 1: Presenting a 160 acre +/- pivot irrigated farm located 2 miles west of the Sutherland Reservoir & Highway 25. It has access from West Walker Road and South Beveridge Road. This farm is gently rolling with a center pivot irrigation, productive soils and electric well.

The property exhibits a range of soil types, including Hord fine sandy loam, Holdrege silt loam, Hersch & Valentine Soils, among others. The majority of the farm features class 2 and 3 soils, which are typical for the region. Additionally, it is located within the Twin Platte NRD and includes a 9" irrigation well drilled in 2004. Available for 2024 Crop Season.



Code	Soil Description	Acres	Percent of field	SRPQ Legend	Soil Drainage	Non-ir Class %	Ir Class %	Range Production (lbs/acre/yr)	SRPQ	Alfalfa hay Tons	Alfalfa hay irrigated Tons	Corn irrigated Bu	Can Bu	Grain sorghum Bu	Grain sorghum irrigated Bu			
8867	Hord fine sandy loam, 1 to 3 percent slopes	64.72	40.4%		Well drained	IIIe	IIIe	3267	67	3	8	139	98	45	106			
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, gullies and breaks	40.69	25.4%		Well drained	IIIe	IIIe	2970										
2594	Hersch and Valentine soils, 6 to 11 percent slopes	25.98	16.2%		Well drained	IVe	IVe	2810	40					15				
2632	Uly-Coly silt loams, 8 to 11 percent slopes	16.74	11.7%		Well drained	IVe	IVe	3048	53									
2596	Hersch fine sandy loam, 3 to 5 percent slopes	6.01	3.8%		Well drained	IIIe	IIIe	2570	58		1	16	3	4	8			
9002	Assiniboine fine sandy loam, 1 to 3 percent slopes	3.86	2.4%		Well drained	IIIe	IIIe	2448	50				9					
Weighted Average									2.85	2.85	3047.5	43.1	1.2	2.5	87	23.6	26.8	44.4

Legal: Southwest 1/4 of Section 10, Township 13 North, Range 34 West of the 6th PM, Lincoln County, Nebraska.

Well Information Per Registration:
G-128346, Pump Depth 130FT, Rate 882GPM, 9" Column, Total Depth 330FT, Static 44FT, Drilled 5/3/2004. Located in the Twin Platte NRD with 130.79 Certified Irrigated Acres

Farm Service Agency: TBD

2022 Taxes: Estimate \$8,000

Pivot Information: 2005 Valley 8000 Series 7 Tower Pivot. Includes 11.2-24 tires. The control panel shows 18,873 hours. The pivot has drops past the first tower.

Note: This tract will close December 28th, 2023

TRACT# 2: Presenting a 160 acre +/- pivot irrigated farm located 2 miles west of the Sutherland Reservoir & Highway 25. This tract is directly south of Tract 1. It has access from West Walker Road and South Beveridge Road. This farm is gently rolling with a center pivot irrigation, productive soils and electric well.

The property exhibits a range of soil types, including, Holdrege silt loam, Uly-Coly Silt Loam and Hord Silt Loam, among others. The majority of the farm features class 2, 3, & 4 soils, which are typical for the region. Additionally, it is located within the Twin Platte NRD and includes a 9" irrigation well drilled in 2004. Available for 2024 Crop Season.

Legal: Northwest 1/4 of Section 15, Township 13 North, Range 34 West of the 6th PM, Lincoln County, Nebraska.

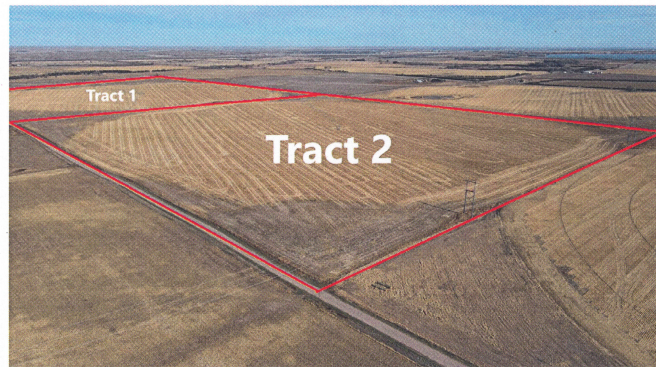
Well Information Per Registration:
G-128347, Pump Depth 140FT, Rate 881GPM, 9" Column, Total Depth 300FT, Static 45FT, Drilled 5/5/2004. Located in the Twin Platte NRD with 136.46 Certified Irrigated Acres

Farm Service Agency: TBD

2022 Taxes: \$7,994.80

Pivot Information: 2005 Valley 8000 Series 7 Tower Pivot. Includes 11.2-24 tires. The control panel shows 18,117 hours. The pivot has drops past the first tower.

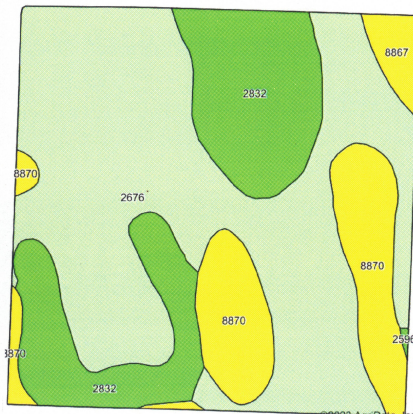
Note: This tract will close January 9th, 2024



LIVE AUCTION - FRIDAY, DECEMBER 8TH, 2023 @ 1:30PM CST

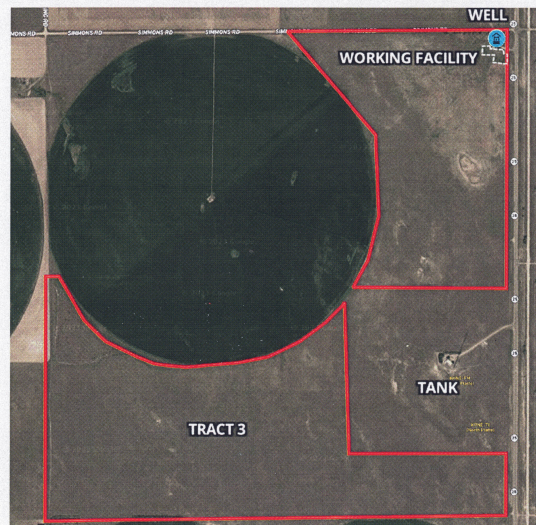
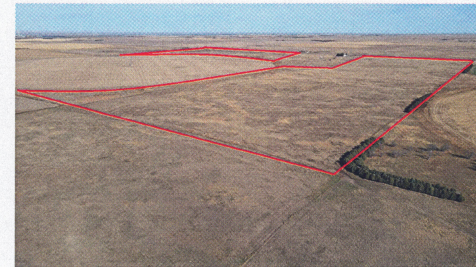


Tract #2



Code	Soil Description	Acres	Percent of field	SRPG Legend	Soil Drainage	Non-Irr Class %	Irr Class %	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu		
2676	Holdrege silt loam 3 to 7 percent slopes, eroded, plains and breaks	89.31	57.2%		Well drained	IIIe	IIIe	2976									
2832	Uly-Coly silt loams, 6 to 11 percent slopes	38.52	24.7%		Well drained	IVe	IVe	3048	53								
8870	Hord silt loam, 1 to 3 percent slopes	24.64	15.8%		Well drained	IIIe	IIIe	3242	70								
8887	Hord fine sandy loam, 1 to 3 percent slopes	3.56	2.3%		Well drained	IIIe	IIIe	3267	67	3	6	58	139	45	100		
2596	Hersh fine sandy loam, 3 to 6 percent slopes	0.15	0.1%		Well drained	IIIe	IIIe	2570	56			1	3	16	4		
Weighted Average								3.67	3.07	3042	25.7	0.1	0.1	1.3	3.2	1	2.5

TRACT# 3: Introducing 284.81 acres of prime pasture land conveniently situated, positioned 8 miles from Interstate 80 on HWY 25 or 12 miles north of Wallace on HWY 25. This parcel of grassland features average fencing and a livestock working facility in the northeast corner. The pasture benefits from a submersible well situated at the working facility. Additionally, there is a stock tank and a well on the State of Nebraska property. It's worth noting that an informal, verbal agreement exists between the sellers and the state, allowing for grazing around the tower area due to the absence of fences. Access to the pasture is available via HWY 25 and Simmons Road.



Legal: Part of the Northeast 1/4 & Part of the South 1/2 of Section 11, Township 12 North, Range 34 West of the 6th PM, Lincoln County, Nebraska

2022 Taxes: \$4747.88

Auction Terms and Conditions

Method of Sale: The property sells at Absolute Live Auction. Online bidding will be offered to bidders who meet the qualifications. The property will be offered as individual tracts and combinations

Payment: The winning bidder(s) will be required to make \$75,000 non-refundable down payment on Tract 1 & 2 and a \$50,000 non-refundable down payment on Tract 3 the day of auction with the signing of an Adam Marshall Land & Auction, LLC purchase agreement. Wire transfer, certified or personal check accepted. The balance will be due at closing.

Closing: Tract 1 Closing will be December 28th, 2023. Closing date for Tract 2 and Tract 3 will be January 9th, 2024.

Possession: Full possession of the property will be given upon closing.

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

Condition: This property is selling in "AS-IS" condition. There are no warranties expressed or implied to the condition of the property

Taxes: The 2023 and previous years real estate paid by the Seller. The 2024 and subsequent years will be the responsibility of the buyer.

Rents: All rents for 2023 will be retained by the seller.

Title: Seller to convey title by warranty deed. Merchantable title will be made available. The cost of title insurance and escrow closing fees to be divided equally between the buyer and seller.

Agency: All representatives of Adam Marshall Land & Auction are acting as agents of the seller.

Online Registration: Bidders must sign a bidder terms agreement and submit to the auction company before being approved to bid.

(308) 455-4410

AdamMarshallAuction.com



Adam Marshall Land & Auction, LLC
 17576 HWY 30
 Kearney, NE 68845
 Adam Marshall - Broker
 adam@adammarshallauction.com



All information is deemed reliable, but is not guaranteed. We urge the buyer to inspect and rely upon their own conclusions. Announcements the day of the auction will take precedence over information provided herein.

Live Auction – Plan To Attend
 Sutherland Legion Hall

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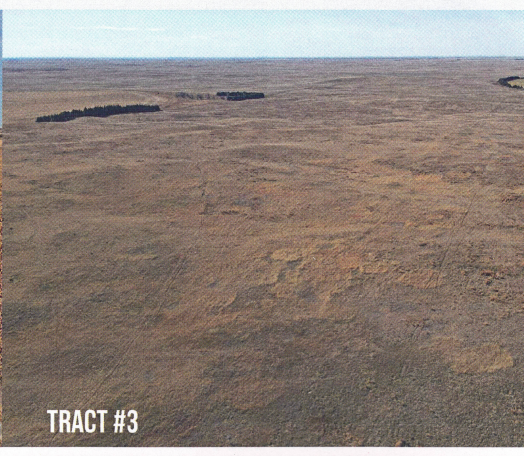
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TRACT #1



TRACT #2



TRACT #3

SELLING IN 3 TRACTS - WALKER ROAD FARMS, LLC – SELLERS