



# ROSCOE PIVOT AND GRASS ABSOLUTE AUCTION

March 6, 2024 • 1:30 PM MST



Quality Inn • 201 Chuckwagon Rd., Ogallala, NE

**JORDAN MAASSEN**

Sales Associate

Cell Phone: 308-530-8463

Email: [Jordan@lashleyland.com](mailto:Jordan@lashleyland.com)

# PROPERTY HIGHLIGHTS

Auction to be held March 6, 2024 • 1:30 MST at the Quality Inn • 201 Chuckwagon Rd., Ogallala, NE

## Location

1 mile South, 2 miles East, and 1 mile South of Roscoe I-80 Interchange

## Legal Description

E 1/2 Section 22- Township 13- Range 37 West of the 6th P.M. Keith County, Nebraska

## Acres

**Total: 320.59±**

(166.59 Certified Irrigated Acres Twin Platte NRD - 129.28 Pivot & 37.31 Side Roll)

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

## Taxes - Estimated

**\$7,026.96**

## Property Summary

Roscoe Pivot and Grass is a prime half section of pivot irrigated and grass land located in a excellent farming community Southeast of Roscoe, Nebraska. The irrigated land boasts quality Class II Bayard Very fine sandy loam and III Sarben loamy fine sand soils. This property also has good county road access along the North boundary (East 70 Road). The grassland is fenced out from the pivot and would make an excellent parcel for grazing while adding diversity to the pivot irrigated ground.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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## Key Features:

- This farm is located near several grain markets, including ethanol plants and several feedyards.
- The pivot is an 1980 model, 8 tower Lockwood with a Sargent Electric Submersible pump.
- Livestock tank at the pivot point for access to water during cornstalk grazing.
- There is an additional 37.31 acres of irrigation rights that were used on the side-roll farm. There are 129.28 Twin Platte NRD CIA's under pivot irrigation.
- The grassland portion is completely fenced out with the exception of small portion in the Northeast corner (approximately 850 feet). The buyer will be responsible for this portion of fence after closing.
- There are many hunting opportunities on this property as well.

## Utilities:

Electric service provided by Midwest Electric of Grant, NE.

## Well Info

G-031402

At time of drilling:

Pump Rate: 1,742 gpm

Pump Column Diameter: 8"

Total Depth: 190'

Static Water Level: 57'

Pumping Water Level: 113'

# TERMS AND CONDITIONS

## BIDDER TERMS AGREEMENT

By participating in the Roscoe Pivot and Grass Absolute Auction, the bidder agrees to the following terms and conditions.

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

**PAYMENT:** The winning bidder will be required to make a 20% non-refundable down payment of the winning bid the day of auction with the signing of a Lashley Land & Recreational Brokers purchase agreement. Certified or personal check accepted. The remaining 80% payment due at closing

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

**TAXES:** Seller shall pay the 2023 and previous year's taxes. The 2024 taxes will be prorated to the date of closing.

**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. Title insurance escrow services will be provided by Thalken Title Co.

**PROPERTY CONDITION:** The property and improvements are selling in "AS-IS WHERE-IS" condition - no warranties expressed or implied to the condition of the property.

**AGENCY:** Lashley Land & Recreational Brokers are agents representing the seller.

**METHOD OF SALE:** This will be a Live Auction with Online Simulcast bidding available. Property will be offered as one parcel. The auctioneer will determine the process of the sale and bid increments accepted. The auction date will be March 6th, 2024.

**MINERALS:** All mineral right owned by the Sellers will pass to the Buyers, if any.

**ONLINE AND ABSENTEE BIDDER REGISTRATION:** Online and absentee bidders will be required to fill out a bid certification form before being allowed to bid. They are available on the website to download. Once completed, submit it to Ellie Schad at [ellie@lashleyland.com](mailto:ellie@lashleyland.com). They need to be submitted 48 hours prior to the auction to be approved for bidding Online.

**SERVER & SOFTWARE TECHNICAL ISSUES:** In the event there are problems with the website, server or technology, the auction company reserves the right to extend the bidding or close the bidding.

Lashley Land & Recreational Brokers shall not be held responsible for missed bids or failure of the software to function properly on the day of the auction for any reason.

**AGE REQUIREMENT:** All bidders must be 18 years of age or older.

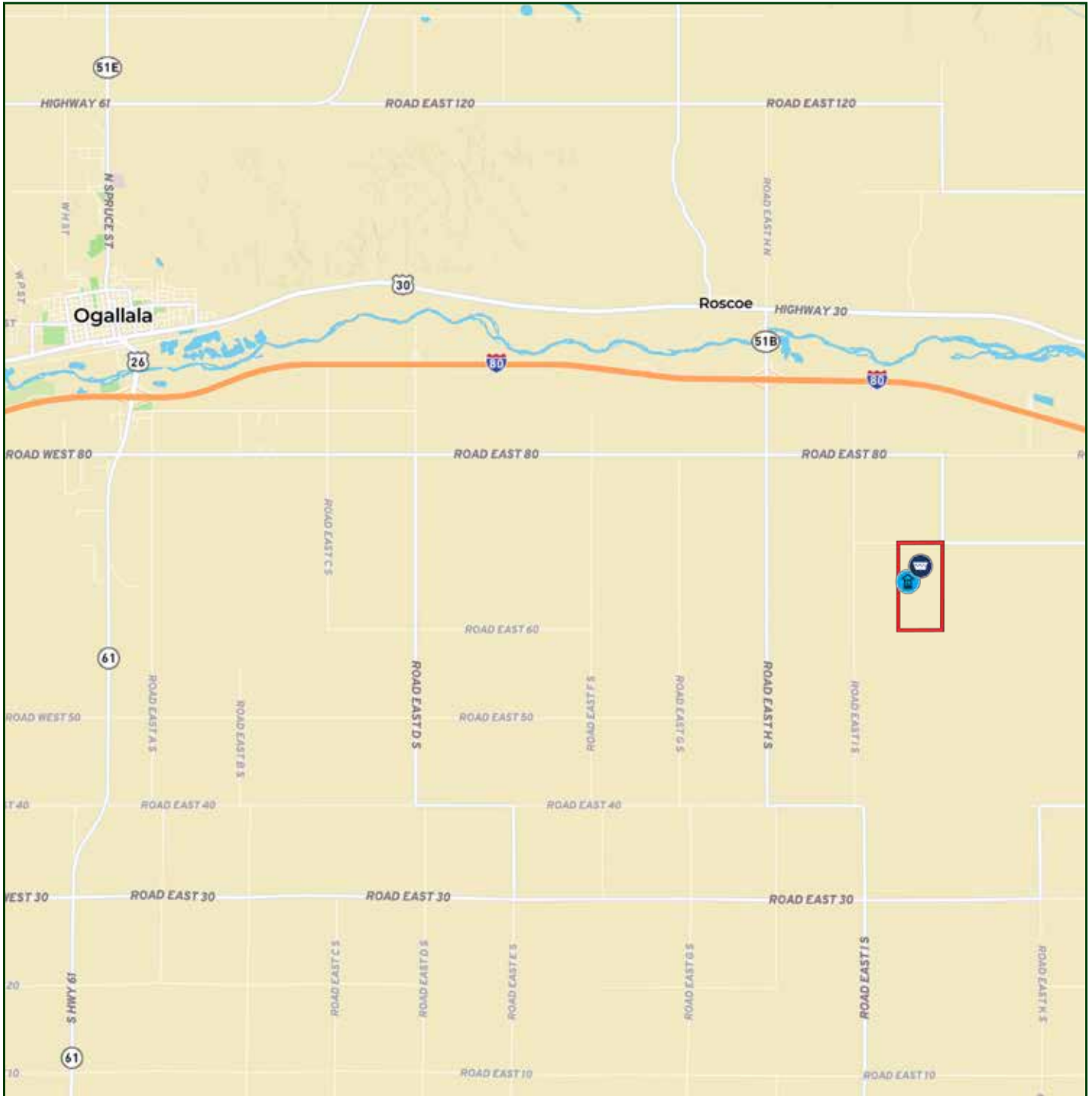
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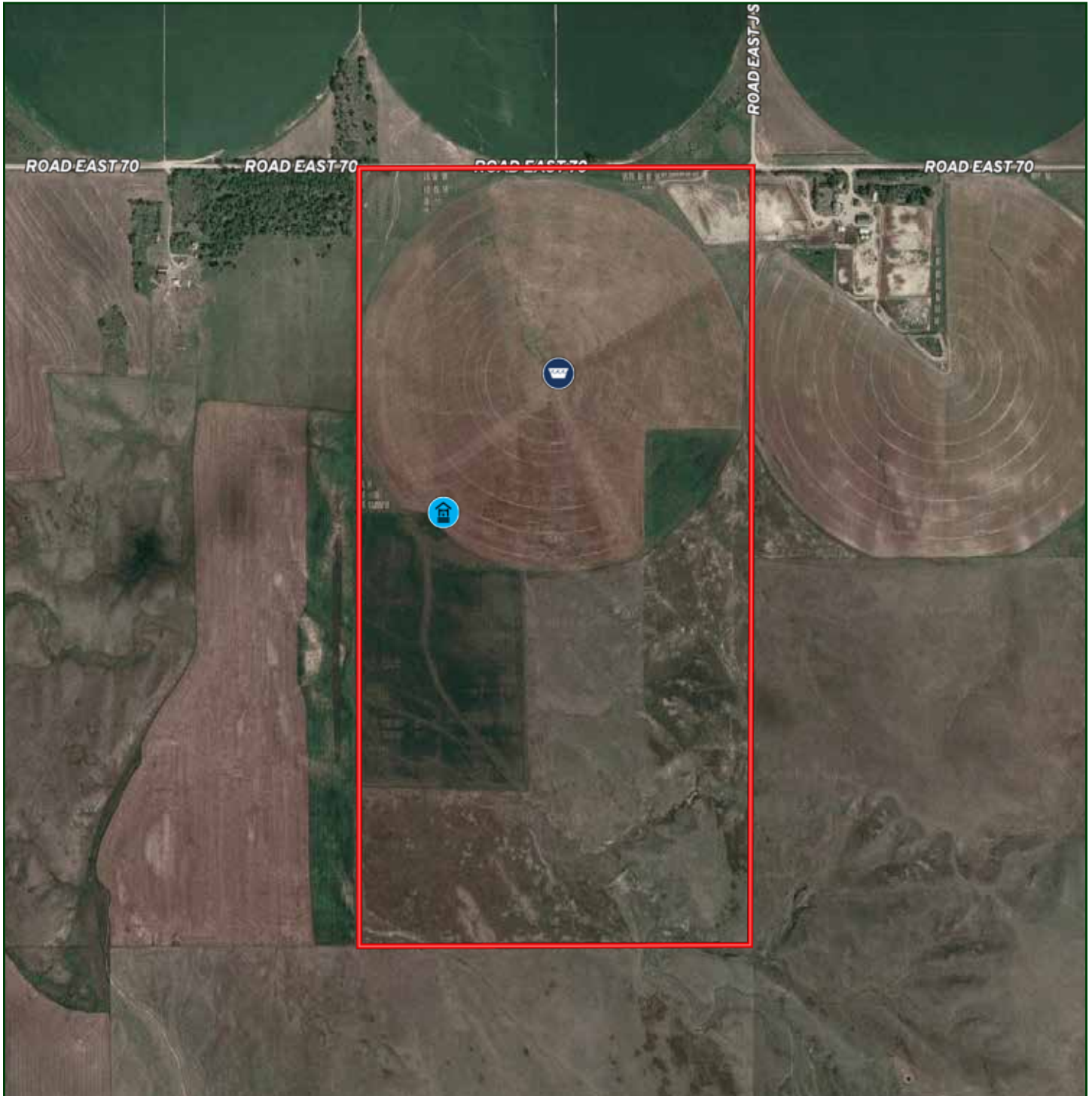
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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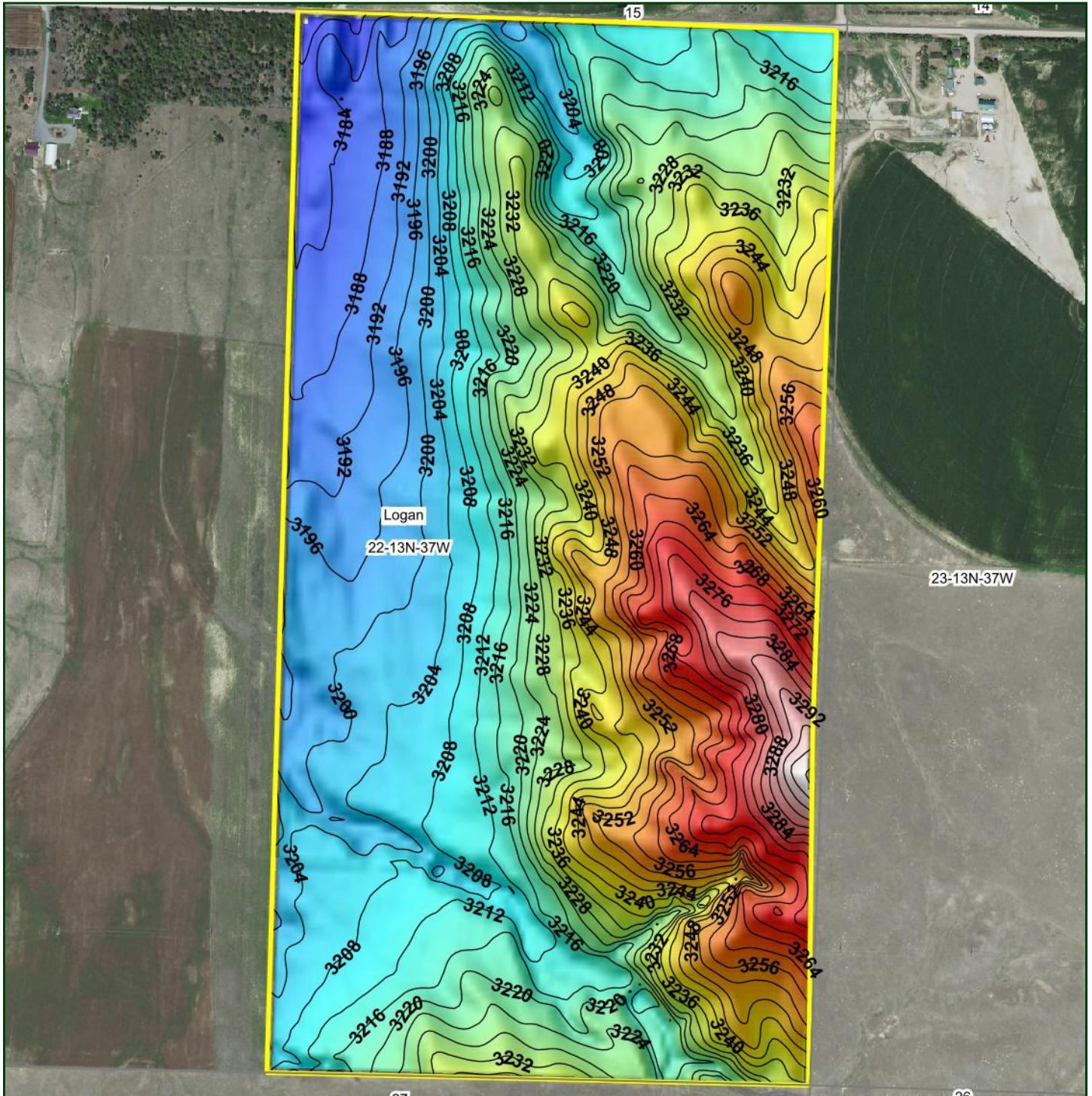
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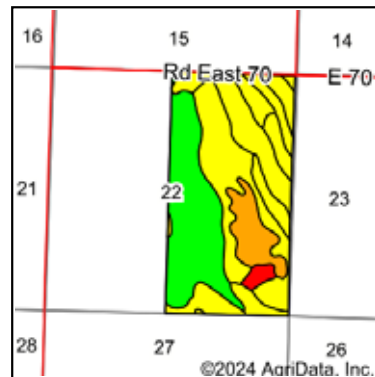
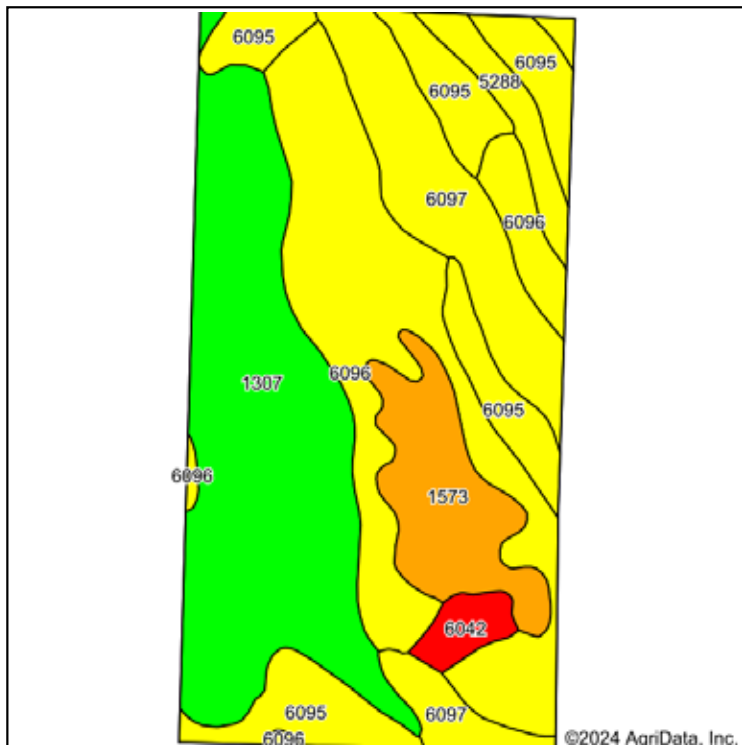
# TOPO MAP



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# SOILS MAP

## Soils Map



State: **Nebraska**  
 County: **Keith**  
 Location: **22-13N-37W**  
 Township: **Logan**  
 Acres: **322.52**  
 Date: **1/12/2024**



Soils data provided by USDA and NRCS.

Area Symbol: NE101, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Winter wheat Bu	*n NCCPI Soybeans
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	100.09	31.0%		Ile	Ile	47		34	35
6096	Sarben loamy fine sand, 6 to 9 percent slopes	85.40	26.5%		IVe	IIIe	45	1	25	29
6095	Sarben loamy fine sand, 3 to 6 percent slopes	47.59	14.8%		IVe	IIIe	47	1	28	39
6097	Sarben loamy fine sand, 9 to 20 percent slopes	42.92	13.3%		IVe	IIIe	38	1	25	26
1573	Dix gravelly loam, 3 to 20 percent slopes	29.59	9.2%		VIIs		16			9
5288	Vetal loamy fine sand, 0 to 3 percent slopes	10.83	3.4%		IIIe	IIIe	46		28	35
6042	Tassel-Otero-Rock outcrop complex, 15 to 60 percent slopes	6.10	1.9%		VIIIs		12			13
<b>Weighted Average</b>					<b>3.59</b>	<b>*-</b>	<b>41.7</b>	<b>0.5</b>	<b>25.6</b>	<b>*n 30</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*c: Using Capabilities Class Dominant Condition Aggregation Method\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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# PROPERTY IMAGES



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# NEBRASKA EXPERTS, NATIONAL EXPOSURE

## Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

## Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Dodi Osburn, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, and Jake Hopwood

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2218 E. Walker Road • North Platte, NE 69101

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