

**165.2 Acres (+/-) Gosper County, NE**

**DRY CROPLAND & GRASS**

# ABSOLUTE LAND AUCTION

**Tuesday - November 25, 2025 - 10:00am CST**  
**Community Building - Holbrook, NE**

**ROBERT & LAVELLA FARR - OWNER**

Take advantage of this opportunity to acquire 165.2 Assessed Acres of productive Gosper County, Nebraska Dry Cropland & Grass offered in 1 Tract. Located 12 miles (+/-) Northwest of Holbrook, NE.

**LEGAL DESCRIPTION:** NE¼ Section 6 - T5N - R24W Gosper County, Nebraska

**THE TRACT:** 160 Acres (+/-) consists of 146 Acres (+/-) Dry Cropland & 22 Acres (+/-) Non-Tilled Grass with Trees. The entire Cropland Acres are currently in Cane, at the time of this listing. This Tract has desirable, productive soils with access along the East side via Road 415.

**NATURAL RESOURCES DISTRICT:** Tri-Basin NRD has a Well #G-144890 registered but No Irrigated Acres have been Certified for this Tract. The well is located along the East side of the NE¼ 6-5-24 Gosper County, NE along Road 415 and has been used as a Stock Well. Not an Irrigation Well.

**2024 TAXES:** \$2063.90 (Net)

**FSA DATA:** (Unavailable due to lapse in federal government funding)

Contract Acres: TBD

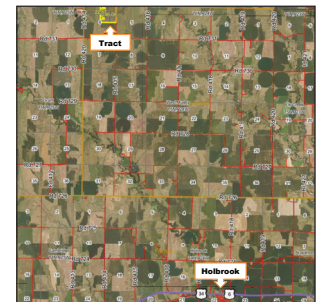
Yield Average: TBD

**MINERAL RIGHTS:** Buyer shall receive all Mineral Rights now owned by Seller, if any.

**METHOD OF AUCTION:** This Tract will Sell as 1 Tract undivided via Live Auction. Phone Bids during the Auction will be accepted with approved pre-registration.

**SUBJECT TO:** Existing fences, boundaries, covenants, easements, leases, oil and gas leases, if any, and roads as the same may appear of record. All acre amounts are Estimates Only.

**POSSESSION:** Landlord's Possession on successful Closing. Full Possession March 1, 2026.



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**TERMS:** The purchaser shall make a 20% earnest deposit the day of the auction by personal check, company check or wire transfer payable to Phelps County Title. The balance due at Closing on December 12, 2025. Landlord's Possession upon successful Closing. Full Possession March 1, 2026. 2025 and prior years real estate taxes paid by Seller. Seller will convey a good and marketable Title to the Buyer evidenced by a policy of Title Insurance. Phelps County Title in Holdrege, NE shall conduct the Title and Escrow services. The cost of Title Insurance / Escrow Fee shall be divided equally among the Buyer and Seller. This property will not be sold subject to the Buyer obtaining financing to consummate the transaction. Buyers must have financial arrangements made prior to the auction. All of the property sells in "as is" condition, no warranties. The written purchase agreement, to be signed by the Seller and Buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed or implied and shall be the sole and controlling document for this real estate transaction. Prospective buyers should inspect the property and draw their own conclusions. Heartland Partners Realty & Auctioneers are agents representing the sellers.