

460 ACRES - 5 TRACTS

BUFFALO COUNTY, NE

ABSOLUTE AUCTION

Tuesday, November 17, 2015 - 10:00 A.M.

Kearney, Nebraska

Auction to be held in the Extension Service Building next to the south side of the Buffalo County Fairgrounds.

Gary & Milly Heusel Trust

Well located property next to the Platte River Valley northeast of Gibbon.

Pastureland with excellent fences, cropland, brick home and facilities - Plan to attend!



TRACT 1 - 159.8 ACRES



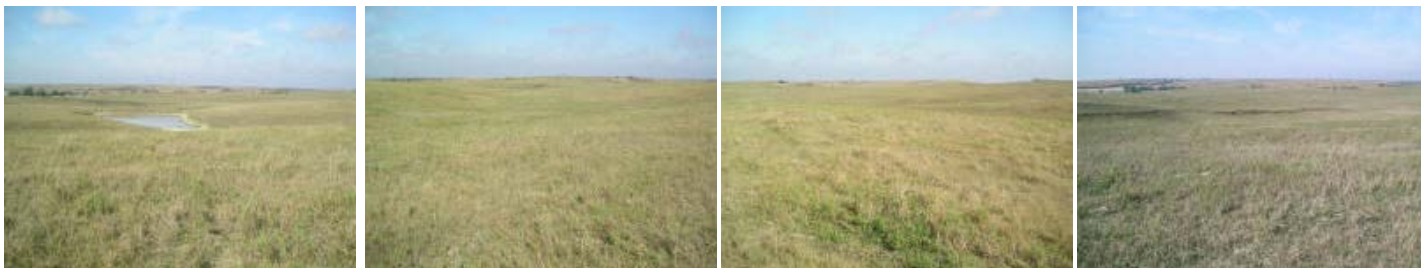
LAND LOCATION: From Gibbon, 2 miles east on Highway 30 and 4 miles north on Sometown Rd.

LEGAL DESCRIPTION: Northeast Quarter of Section 20, Township 10 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska, Except a small tract being part of the home site.

ABOUT THE LAND: 159.8 acres, more or less, according to Buffalo County Assessor's records. Approx. 23.4 acres of non-irrigated cropland, the remainder pastureland and bldg./corral site. Includes a Morton 60 ft. by 120 ft. bldg., 16 ft. by 24 ft. open front shed, 12 ft. by 30 ft. open front shed w/enclosed room and steel panel corrals. Water for livestock is provided by an electric well at the bldg./corral site and a dam.

2014 TAXES: \$3,727.56

TRACT 2 - 160 ACRES



LAND LOCATION: From Gibbon, 1 mile east on Highway 30 and 4 1/2 miles north on Range Rd. (adjoining Tract 1 on the east side)

LEGAL DESCRIPTION: Northwest Quarter of Section 20, Township 10 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska.

ABOUT THE LAND: 160 Acres, more or less, according to Buffalo County Assessor's records. Pastureland with electric well, a windmill (needs repaired), dam and good fences.

2014 TAXES: \$3,225.94

TRACT 3 - 96.7 ACRES



LAND LOCATION: Adjoining Tract 1 on the north side.

LEGAL DESCRIPTION: South Half of the Southeast Quarter and South Half of the Northwest Quarter of the Southeast Quarter of Section 17, Township 10 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska, excluding the existing home/building site.

ABOUT THE LAND: 96.7 Acres, more or less according to Buffalo County Assessor's records. Consisting of pastureland with a windmill well and a dam. The older barn and corrals are included.

2014 TAXES: (estimate) \$2,017

TRACT 4 - HOME SITE



LAND LOCATION: North of Tract 1 (adjoins Tract 3)

LEGAL DESCRIPTION: A tract in the South Half of the Southeast Quarter of Section 17 and a small tract in the North Half of the Northeast Quarter of Section 20, Township 10 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska

ABOUT THE PROPERTY: 3 Acres more or less, according to recent survey. Includes a brick ranch style home (early 1970's) approx. 1,750 sq. ft. of living area plus a finished 2 car attached garage, 3 bedrooms, (2) 3/4 bathrooms, 1/2 bath, large dining room, living room, main floor laundry room, plus finished basement with kitchenette, family room and more. The property includes a 40ft. by 60 ft. metal building with concrete floor, garage bldg. and (6) steel grain bins.

2014 TAXES: (estimate) \$1,660

OPEN HOUSE

The home will be open for inspection - Sunday, October 18th, 2 p.m. - 4 p.m.

TRACT 5 - 40 ACRES



LAND LOCATION: From Gibbon, 1 mile east on Highway 30, 4 miles north on Range Rd. and 1/4 mile east on 145 Rd.

LEGAL DESCRIPTION: Southeast Quarter of the Southwest Quarter of Section 20, Township 10 North, Range 13 West of the 6th P.M. Buffalo County, Nebraska.

ABOUT THE LAND: 40 Acres, more or less, according to Buffalo County Assessor's records. Consisting of Platte Valley cropland - presently hay meadow.

2014 TAXES: \$1,442.74

TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement.. The remainder due on or before December 29, 2015.

POSSESSION: Possession given date of closing.

TAXES: 2015 and prior years taxes paid by sellers. 2016 taxes shall be the responsibility of the purchaser.

TITLE: Title insurance will be used as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the seller and buyer.

MINERAL RIGHTS: The sellers will convey all the mineral rights they own, if any.

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

METHOD OF SALE: Auction procedures and increments of bidding are at the discretion of the auction company.

ABSENTEE BIDS: Bidding via cell phone, internet, and/or on someone's behalf must be approved by Marshall Land Brokers & Auctioneers 24 hours prior to the auction.

PROPERTY CONDITION: The property and improvements are selling in "as is" condition – no warranties expressed or implied.

AGENCY: Marshall Land Brokers & Auctioneers are agents representing the sellers.

Maps shown are for illustration purposes only and are not intended to represent actual property lines.

Acreage figures and data have been obtained from sources believed to be reliable although its accuracy cannot be guaranteed by the sellers and their agents. We urge prospective buyers to inspect and rely on their own conclusions. Announcements made at the auction take precedence over prior advertising.

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**CONDUCTED BY
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[HOME](#)