

# 1,310.9 ACRES DAWSON COUNTY, NE

## ABSOLUTE AUCTION

Tuesday, January 20, 10:00 AM

Lexington, Nebraska

Auction to be held in the Holiday Inn Express Conference Center north of the Lexington I-80 Interchange.

## Lloyd Waller Feedlot Inc.

Owner



- \* Exceptionally well located pastureland with access from Highway 21 and Wiley Canyon Rd.
- \* Well maintained grassland in excellent condition showing evidence of good rangeland management practices.
- \* Electric submersible well with underground pipeline to tanks plus good quality fences
- \* Selling at absolute auction to the highest bidder regardless price!





## 1,310.9 ACRES

**LAND LOCATION:** From Lexington, 9 miles north on Highway 21 (between Highway 21 and Wiley Canyon Rd.)

**LEGAL DESCRIPTION:** All of Section 17, part of the South Half of Section 8, that part West of Road in Section 16, that part west of Road in the Southwest Quarter of Section 9, part of the Southeast Quarter east of Highway in Section 7, all in Township 11 North, Range 21 West of the 6th P.M., Dawson County, Nebraska.

**ABOUT THE LAND:** 1,310.9 Acres, more or less, according to Dawson County Assessor's records. Good quality pastureland with electric submersible well with underground pipeline to 8 tank locations, plus a windmill well and 3 dams. The property is cross fenced into 4 pastures by single high tensile hot wire.

**2013 TAXES:** \$13,120.72

### METHOD OF SALE

The selling price will be determined by multiplying the bid by 1,310.9 (tax assessed acres). Auction procedures and increments of bidding are at the discretion of the auction company.

## TERMS AND CONDITIONS

**PAYMENT:** 20% Earnest money payment day of auction with signing purchase agreement.. The remainder due on or before February 25, 2015.

**POSSESSION:** Possession given date of closing.

**TAXES:** 2014 and prior years taxes paid by sellers.

**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.

**ABSENTEE BIDS:** Bidding via cell phone, 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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