

160.5 ACRES PASTURELAND

ABSOLUTE AUCTION

Tuesday - April 19, 2016 - 10:00 AM

Kearney, Nebraska

Auction to be held in the Harvest Room at the Buffalo County Fairgrounds

Lawrence & Karen Duncan

Owners



LAND LOCATION: From the north edge of Kearney, (56th St. & 2nd Ave.), 9 miles north on Highway 10, 5 miles east on 190th Rd. and 1/2 mile north on Imperial Rd. OR from Ravenna, 9 miles south on Ravenna Rd., 4 miles west on Husker Rd. (220 Rd.) and 1 mile south on Imperial Rd.

LEGAL DESCRIPTION: Northeast Quarter of Section 3, Township 10 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska.

ABOUT THE LAND: 160.5 Acres, more or less, according to Buffalo County Assessor's records. Pastureland with windmill well, dam and new fence on 3 sides.

2015 TAXES: \$2,815.12

METHOD OF SALE:

The selling price will be determined by multiplying the bid by total tax assessed acres of 160.5. Auction procedures and increments of bidding are at the discretion of the auction company.

TERMS AND CONDITIONS

PAYMENT: 20% Deposit day of auction with signing purchase agreement. The remainder due on or before May 10, 2016.

POSSESSION: Possession given date of closing.

TAXES: 2015 and prior years taxes paid by sellers. The 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.

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.

Acreeage 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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