

393.64 ACRES PASTURELAND VALLEY COUNTY, NE ABSOLUTE AUCTION

Thursday, September 29, 10:00 AM
Ord, Nebraska

Auction to be held in the Vet's Club at 246 S. 15th St. in Ord

Ray & Eloise Chelewski

owners

- *Exceptionally well located pastureland with access from paved road
- * Crossfenced into 3 pastures for rotational grazing plus smaller pastures near the building site in the southwest corner. Includes a woodframe barn with newer metal roof and a storage shed
- *Livestock water provided by an electric submersible well with underground pipeline serving 4 tanks. Plus a windmill well and 3 dams
- *Abundant natural habitat providing a haven for wildlife and recreational opportunities
- *Owned by the same family for 70 years - 2 generations
- * Selling at absolute auction to the highest bidder regardless of price - this is your opportunity!





LAND LOCATION: From Ord, 1.75 miles west on Sargent Rd. (paved)

LEGAL DESCRIPTION: West Half of the Northeast Quarter, Northwest Quarter, West Half of the Southwest Quarter, Northeast Quarter of the Southwest Quarter and Northwest Quarter of the Southeast Quarter, Section 18, Township 19 North, Range 14 West of the 6th P.M., Valley County, Nebraska

ACREAGE: 393.64 Acres, more or less, according to Valley County Assessor's records

2015 TAXES: \$5,299.06

METHOD OF SALE

The property will be sold in its entirety as one tract. The selling price will be determined by multiplying the bid by the total taxed assessed acres of 393.64. 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 November 1, 2016.

POSSESSION: Possession given date of closing.

TAXES: 2016 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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