

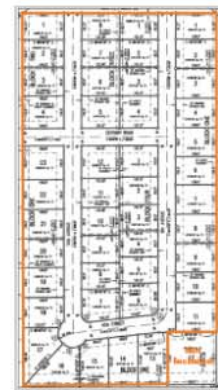
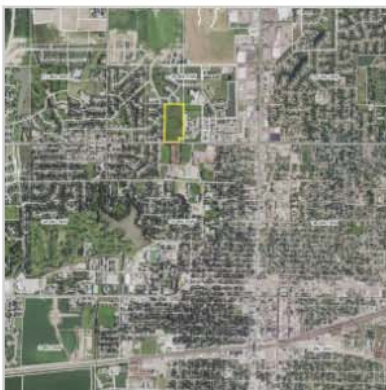
March 21 – Development Land – Kearney, Nebraska

SOLD – \$110,000
18.5 Acre Subdivision
Undeveloped Land
ABSOLUTE AUCTION

Wednesday, March 21 – 10:00 A.M.

Kearney, Nebraska

Auction to be held in the Holiday Inn Convention Center
- north of the Kearney I-80 Interchange



- *Unique opportunity to acquire exceptionally well located land in the heart of the City of Kearney
- * Surrounded by fully developed properties-located west of the Evangelical Free Church – north side of the 39th St. – Near the YMCA and adjacent to fully developed residential subdivisions.
- * Presently platted as 46 residential lots
- * Selling in its entirety at Absolute Auction to the highest bidder regardless of price- No minimum bid!

Legal Description: Lots 1 through 11, Block 1, Lots 13 through 23, Block 1, Lots 1 through 4, Block 2, lots 1 through 8, Block 3, Lots 1 through 12, Block 4, all in Honey Hills Estates Addition, to the City of Kearney, Buffalo County, Nebraska

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money due day of auction with signing purchase agreement. The remainder due on or before April 20, 2018

POSSESSION: Possession given upon closing.

TAXES: 2017 and prior years taxes paid by seller. The 2018 taxes prorated to the date of closing.

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 is selling in "as is" condition – no warranties expressed or implied.

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

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.