

December 18 – 560 Acres – Custer County, Nebraska -CANCELLED!

# **CANCELLED!!!**

## **560 ACRES**

### **CUSTER COUNTY, NE**

### **ABSOLUTE AUCTION**

**Tuesday, December 18 – 10:00 A.M.**

**Oconto, Nebraska**

**Auction to be held in the Oconto Community Hall**

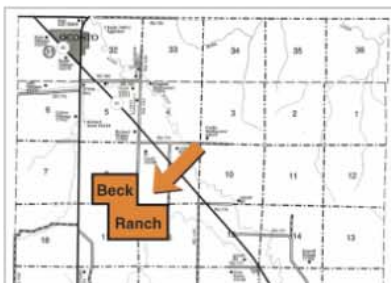
## **Duane Beck & Cody Beck**

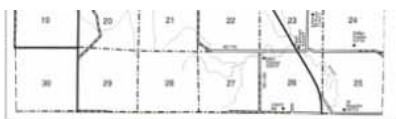
### **Owners**

An outstanding ranch property – Exceptionally well-maintained home, buildings, cattle facilities and grassland – Plus 82.8 acres of cropland – Excellent fences and livestock water – Easy access – only ¼ mile off Highway 40.



After working as a ranch hand in the Nebraska sandhills, Duane & Donna Beck moved their young family to the Oconto area and established this ranch in 1965. They later added the east 160 acres. Over the years the Beck's along with their son Cody, have extensively improved their livestock handling facilities, fences, added water lines, buildings, natural shelter belts and have made many other improvements. The grassland shows evidence of good range land management practices. Cedar trees and musk thistle have consistently been very well controlled. The Beck's are now retiring providing opportunity to acquire a very well-maintained property.





**LAND LOCATION:** From Oconto, 2 miles southeast on Highway 40 and ½ mile south on Rd 434

**LEGAL DESCRIPTION:** Southeast Quarter and the East Half of the Southwest Quarter of Section 8, the Northeast Quarter of Section 17, the Northwest Quarter of Section 16, all in Township 13 North, Range 21 West of the 6th P.M., Custer County, Nebraska.

**ABOUT THE LAND:** 560 Acres, more or less, according to Custer County Assessor's records. Consisting of approx. 82.8 acres non-irrigated cropland, the remainder grassland and building site. Water for livestock is provided by an electric submersible well with underground pipeline serving several tank locations, windmill w/elec. submersible pump (generator not included), another windmill and 3 dams. The building site has been exceptionally well maintained and includes extensive cattle handling facilities, the home and several bldgs. have newer siding and roofs. The 3-bedroom home also has newer Anderson windows, newer central air and heat plus a newer septic system. Buildings include 40 ft. by 60 ft. steel frame shop/machinery bldg. with concrete floor, Chief 24 ft. by 30 ft. garage bldg. with 2 overhead doors & concrete floor, 16 ft. by 50 ft. metal sided storage bldg., 24 ft. by 36 ft. wood frame barn and 16 ft. by 28 ft. open front shed. The building site and facilities are well protected by a natural shelter belt.

**2017 TAXES:** \$5,843.68



## TERMS AND CONDITIONS

**PAYMENT:** 20% Earnest money payment due day of auction with signing purchase agreement immediately following the auction. The remainder due on or before January 23, 2019.

**POSSESSION:** Possession given upon closing.

**TAXES:** 2018 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 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.*