

SOLD!

2,067.98 ACRES – 2 TRACTS DAWSON COUNTY, NE ABSOLUTE AUCTION

Tuesday, January 22 – 10:00 A.M.

Lexington, Nebraska

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

Lloyd Waller Feedlot, Inc Owners



- An outstanding contiguous unit of well maintained grassland in excellent condition showing evidence of good rangeland practices.
- Electric submersible well with underground pipeline to tanks, 9 windmills (4 w/submersible pumps) and 11 dams – plus excellent fences.
- Can be purchased in it's entirety or two tracts as shown.
- Selling at absolute auction to the highest bidder regardless of price!

LAND LOCATION: From Lexington, 5.5 miles north on Highway 21, 1.75 miles east on Rd. 762 and 4 miles north on Wiley Canyon Rd. From ¼ mile south of Eddyville, 2.5 miles west on Rd 771 (blacktop) and 3.5 miles south on Wiley Canyon Rd.

TRACT 1 – 940.96 ACRES ±





LEGAL DESCRIPTION: Section 3 and that part of Section 4 lying east of the county road, Township 11 North, Range 21 West, and part of the Southeast Quarter lying east of the county road in Section 33, Township 12 North, Range 21 West of the 6th P.M., Dawson County, Nebraska

ABOUT THE LAND: 940.96 Acres, more or less, according to Dawson County Assessor's records. Water for livestock is provided by an electric submersible well and underground pipeline serving 7 tank locations, a windmill w/auxiliary elec. submersible pump (generator not included), plus 3 additional windmills and 6 dams. Includes corrals next to the country road near the north end.

2017 TAXES: \$14,611.16

TRACT 2 – 1,126.98 ACRES ±



LEGAL DESCRIPTION: Section 10 and that part of Section 9 lying east of the county road, Township 11 North, Range 21 West of the 6th P.M., Dawson County, Nebraska

ABOUT THE LAND: 1,126.98 Acres, more or less, according to Dawson County Assessor's records. Water for livestock has been provided 5 tank locations served by underground pipeline (in the past water was provided by the elec. submersible well on Tract 1 and an electric submersible well on the adjoining property to the south). In addition, this property includes a cased well (presently unused) plus 5 windmills of which 3 have auxiliary elec. submersible pumps (generators not included) also 5 dams. Excellent corral facilities next to the county road.

2017 TAXES: \$17,526.16

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of action with signing of purchase agreement. The remainder due on or before March 1, 2019

POSSESSION: Possession given date 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.

METHOD OF SALE: The selling price will be determined by multiplying the bid by the tax assessed acreage figures stated herein and as provided

by the Dawson County Assessor. Auction procedures and increments of bidding are at the discretion of the auction company.

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.

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.
