

April 4 – 1,602 Acres Grassland – Custer County, Nebraska

**SOLD – \$1,425/Acre**  
**1,602 ACRES – 3 TRACTS**  
**PASTURELAND**  
**ABSOLUTE AUCTION**

**Thursday, April 4 – 10:00 A.M.**  
**Cozad, Nebraska**

Auction to be held in the Cozad Elks Club at 820 Avenue J

LIVE ONLINE BIDDING – Pre-approval required 48 hrs. prior to the auction. Contact Miles Marshall or Luke Huddleston at 308-234-6266

**Smith Brothers, Owners**

- Exceptionally well located grassland only 1/2 mile off paved highway
- An outstanding contiguous unit with older home, outbuildings, corrals, established natural windbreak, 2 electric submersible wells with underground pipeline to tanks, plus windmills and dams.
- Can be purchased as 3 tracts or combinations
- Owned by the Smith family for 3 generations – over 100 years – this is your opportunity!





**LAND LOCATION:** From Cozad, 14.5 miles north on Rd. 421 (Cozad - Callaway blacktop) and 1/2 mile east on Rd. 776. From Callaway, 1 1/4 miles west on Highway 40, 14 miles south on Cozad Rd. and 1/2 mile east on Rd. 776.

## TRACT 1 - 961 ACRES



**LEGAL DESCRIPTION:** East Half of Section 22 and all of Section 15, Township 13 North, Range 23 West of the 6th P.M., Custer County, Nebraska

**ABOUT THE LAND:** 961 Acres, more or less, according to Custer County Assessor's records. Includes a building site with older 2 story 4 bedroom home, outbuildings, facilities and well established natural windbreak. Water for livestock is provided by electric submersible well with underground pipeline serving 4 tank locations, plus 3 windmills and 6 dams.

**2018 TAXES:** \$9,753.10

## TRACT 2 - 321 ACRES

**LEGAL DESCRIPTION:** West Half of Section 22, Township 13 North, Range 23 West of the 6th P.M., Custer County, Nebraska

**ABOUT THE LAND:** 321 Acres, more or less, according to Custer County Assessor's records. Water for livestock is provided by 2 windmills and 4 dams.

**2018 TAXES:** \$3,063.90

## TRACT 3 - 320 ACRES

**LEGAL DESCRIPTION:** South Half of Section 23, Township 13 North, Range 23 West of the 6th P.M., Custer County, Nebraska

**ABOUT THE LAND:** 320 Acres, more or less, according to Custer County Assessor's records. Water for livestock is provided by an electric submersible well with underground pipeline serving 3 tank locations and a dam.

**2018 TAXES:** \$3,073.12

## PICTURES GO WITH TRACTS 2 & 3





## TERMS AND CONDITIONS

**PAYMENT:** 20% Earnest money payment due day of action with signing of purchase agreement. The remainder due on or before May 2, 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 Custer 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.*



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