

October 1 – 293.2 Acres w/Home & Bldgs. – Lincoln County, Nebraska

SOLD – \$750,000

**293.24 ACRES – HOME/BLDG. SITE
LINCOLN COUNTY, NEBRASKA**

ABSOLUTE AUCTION

Thursday, October 1, 2020 – 10:00 AM

North Platte, Nebraska

Auction to be held on the property at 7169 S. Dodge Hill Rd. From the North Platte I-80 Interchange (Exit 177), 1.8 miles south on Highway 83 and 1 mile southeast on Dodge Hill Rd

**South Ridge, LLC
Larry & Cathy Harden, owners**



- * Exceptionally well located property next to blacktop road
- * Amazing views overlooking the City of North Platte
- * Beautifully landscaped and maintained – nearly 2,600 ft. of white vinyl fence
- * Home/Bldg. site, cropland and grassland
- * Being offered in tracts and its entirety
- * Owned by the same family since 1957
- * Selling at absolute auction to the highest bidders(s) Regardless of price – no minimum!



LEGAL DESCRIPTION: Part of the West Half of Section 27, Township 13 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska

OPEN HOUSE

Sept. 3, Thursday evening, 5:30 to 7:30 p.m.
Sept. 20, Sunday, 1:00 to 2:30 p.m.
or shown by appointment

12.29 ACRES± – HOME/BLDG. SITE





Ranch Style House.

[Additional Pictures...](#)



2nd Home.

[Additional Pictures...](#)



Steel Building.

[Additional Pictures...](#)



ABOUT THE PROPERTY: A very scenic setting with two homes, three buildings and established trees.

West Home: 2 bedroom ranch style home with finished lower level and 24 ft. by 26 ft. attached 2 car garage. Updated kitchen with new appliances, eating area, living room and 2 bedrooms with newly refinished solid oak floors, full hall bathroom (updated 2010), large master bath (new 2008) with jetted tub, walk in shower and washer/dryer nook, many of the windows have been replaced with vinyl clad windows, lower level includes a kitchenette, family room, den and bedroom (non-conforming) – all with new carpet. All electric home with central air/forced air furnace.

East Home: 16 ft. by 76 ft. manufactured home, very well built with many upgrades, 2 bedrooms, 2 full baths master with jetted tub & separate shower, kitchen with all appliances, laundry room with washer and dryer, security system, propane furnace and central air, decks and underground sprinklers.

Behlen Building: 36 ft. by 60 ft. steel frame building, insulated, propane infrared heat, air condition, floor drain, 16 ft. side walls, overhead 18 ft. wide door – 14 ft. tall, security system w/temperature sensor, exceptionally well built building, new in 2002.

Hanger/Storage: 42 ft. by 61 ft. structure with electricity, approx. 20 ft. by 70 ft. concrete floor.

Storage Shed: 24 ft. by 24 ft. wood frame bldg. with new metal siding and roof in 2010, concrete floor

Wells/Septic: Includes two electric submersible wells and 3 septic systems

2019 TAXES: \$3,403.78

280.95 ACRES± – CROPLAND & GRASSLAND



ABOUT THE LAND: 280.95 Acres, more or less, according to Lincoln County Assessor's records. Consisting of approx. 89.3 acres of cropland with good soils and natural fertility. The remainder is mostly grassland with a windmill well. The grassland has been well managed and is in very good condition with excellent cedar tree control and periodic aerial spraying.

SOIL TYPES: Soils of the cropland primarily consist of Holdrege silt loam and Hall silt loam. Soils of the grassland include Coly silt loam and Coly-Hobbs silt loams.

2019 TAXES: \$2,784.40

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 October 30, 2020.

POSSESSION: Possession given upon closing.

TAXES: 2020 Real Estate 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.

METHOD OF SALE: Being offered in tracts and in its entirety. Auction procedures an increments of bidding 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 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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