

December 8 – 858.18 Acres Pastureland – Dawson County, Nebraska

858.18 ACRES
DAWSON COUNTY, NEBRASKA
SOLD – \$1,550/Acre
ABSOLUTE AUCTION

Tuesday, December 8, 2020 – 10:00 AM

Lexington, Nebraska

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

Gordon & Glenda Schroll
Owners



- An outstanding tract of grassland cross fenced into 3 pastures with good 4 wire cross fences
- Water for livestock provided by a solar submersible well and underground pipeline serving 6 tank locations plus includes several dams/dugouts
- Excellent corral facilities and fence. Well managed rangeland
- Plan to attend this absolute auction – selling to the highest bidder regardless of price!

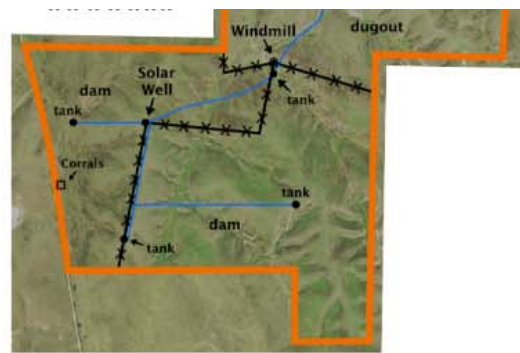


Underground Pipeline



4-Wire Cross Fence





LAND LOCATION: From Lexington, 6.5 miles north on Highway 21, 2 miles west on Rd. 763 and 5.25 miles north on Rd. 431

LEGAL DESCRIPTION: South Half of Section 25, Southeast Quarter of the Southwest Quarter and North Half of the Southwest Quarter and Northwest Quarter of Section 36, Northeast Quarter and part of the West Half and part North Half of the Southeast Quarter lying east of county road in Section 35, all in Township 12 North, Range 22 West of the 6th P.M., Dawson County, Nebraska

2019 TAXES: \$13,868.70

ONLINE / ABSENTEE BIDDING

Live online bidding and proxy bidding by phone available. Pre-registration and pre-approval required in advance of the auction date.
 Contact Luke Huddleston at 308-234-6266 luke@marshallauciton.com

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of action with signing of purchase agreement. The remainder due on or before January 22, 2021.

POSSESSION: Possession given upon closing.

TAXES: 2020 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 taxed 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, shall be approved by Marshall Land Brokers & Aucitoneers 24 hours prior to the auciton.

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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