

February 11 – 209.5 Acres – Webster County, Nebraska

TRACT 1 – SOLD – \$2,600/Acre
TRACT 2 – SOLD – \$340,000
TRACT 3 – SOLD – \$2,150/Acre

209.54 ACRES – 3 TRACTS **WEBSTER COUNTY, NEBRASKA** **ABSOLUTE AUCTION**

Tuesday, February 11, 2020 – 10:00 A.M.
Red Cloud, Nebraska

Auction to be held in the Red Cloud Community Center at 142 W. 3rd

Nikodym Family, owner

Exceptionally well located next to Highway 281 – 4 miles north of Red Cloud. Cropland, grassland, natural habitat/wildlife, 2 homes, substantial buildings and grain bins – selling in 3 tracts to the highest bidder at absolute auction – no minimum bids – plan to attend!

OPEN HOUSE

January 18, Saturday, 1:00 to 3:00 p.m. Or shown by appointment .
Call Roy at 402-746-3823 or Miles or Luke at 308-234-6266.



TRACT 1 – 106.54 ACRES



Legal Description: Tract B in the Northeast Quarter of Section 14, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska

About the Property: 106.54 Acres, more or less, according to Webster County Assessor's records. Approx. 36 acres of cropland, the remainder mostly grassland and creek bottom with natural habitat and wildlife. Includes a 3 bedroom/2 bath earth shelter home with woodburning fireplace, approx. 1875 sq. ft. of living area, heat pump with elec. backup and 2 car attached garage, (Built in 1996). Also has a 14 ft. by 60 ft. building with cement floor, 10 ft. by 16 ft. garden shed and submersible well.

Farm Service Agency: Corn base – 13.23 acres with 113 bu. PLC yield, Wheat base – 13.23 acres with 36 bu. PLC yield

2019 Taxes: \$4,432.16

TRACT 2 – 23 ACRES



Legal Description: South 759 ft. of the East Half of the southeast Quarter of Section 11, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska, except small tract conveyed to the City of Red Cloud and except highway right-of-way.

About the Property: 23 Acres, more or less, according to Webster County Assessor's records. Well located tract with extensive improvements.

HOME: 4 bedroom /2 ½ bath earth shelter home, built in 1997, heat pump with elec. backup, approx. 2,583 sq. ft. of living area, plus 2 car attached garage,

BUILDINGS: 40 ft. by 80 ft. all-steel shop bldg. with 16 ft. side walls, oil heater, wood stove, floor drains, insulated with heat and air conditioning, office & restroom w/shower, plus 24 ft. by 80 ft. post-frame addition to shop, 54 ft. by 125 ft. post-frame bldg., with concrete floor, insulated and heated, air lines, propane tank, & (3) overhead doors, 45 ft. by 64 ft. post-frame bldg. with concrete floor & 24 ft. by 45 ft. area insulated and heated with 12' X 12' and 8' X 9' overhead doors, 50 ft. by 99 ft. post-frame bldg. with 17 ft. side walls, dirt floor and 2 storage lofts, 20 ft. by 36 ft. storage bldg. with concrete floor – insulated, 32 ft. by 54 ft. post-frame bldg. with dirt floor, 24 ft. by 32 ft. metal sided barn with loft. **GRAIN BINS:** MFS 22,000 bu. bin, MFS 9,000 bu., Monarch 9,000 bu. and BS&B 5,000 bu.

TRACT 3 – 80 ACRES



Legal Description: West Half of the Southeast Quarter of Section 11, Township 2 North, Range 11 West of the 6th P.M., Webster County, Nebraska.

About the Land: 80 acres, more or less, according to Webster county Assessor's records. Approx. 50 acres of cropland, the remainder mostly grassland.

Farm Service Agency: Corn base – 18.52 acres with 113 bu. PLC yield, Wheat base – 18.52 acres with 36 bu. PLC yield

2019 Taxes: (estimate) \$2,096.07

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on closing, Tracts 1 & 3 by April 1, 2020, Tract 2 by May 1, 2020.

POSSESSION: Possession given upon closing except on Tract 2. Seller reserves the use of the shop bldg. and 54 ft. by 125 ft. storage bldg until May 31, 2020.

ACCESS: Access from Highway 281 to Tract 1 and Tract 3 provided by an easement over the south 25 ft. of Tract 2.

TAXES: 2019 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 and improvements is selling in "as is" condition – no warranties expressed or implied.

METHOD OF SALE: Auction procedures an increments of bidding at the discretion of the auction company.

AGENCY: Marshall Land Brokers & Auctioneers and Montgomery Auction & Realty 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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