

March 18 – 144.42 Acres w/Home & Facilities – Furnas County, Nebraska

SOLD – Tract 1 – \$185,000
SOLD – Tract 2 – \$ 55,000

144.42 ACRES – 2 TRACTS
HOME, LIVESTOCK FACILITIES
& GRASSLAND

ABSOLUTE AUCTION

Wednesday, March 18 – 1:30 P.M.
Beaver City, Nebraska

Auction to be held in the Beaver City Community Building

Heirs of Larry Harman

Owned by the Harman Family for nearly 50 years – this is your opportunity!



LAND LOCATION

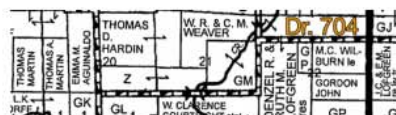
Beaver City, NE – 4 miles west on Highway 89, 6 miles south on Highway 283, 1 mile west on Dr. 704, ½ mile south, 1 ½ miles west, 1 ¼ miles south and ¼ mile east on Rd. 703

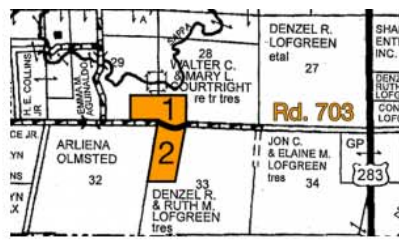
Norton, KS – 14 miles north on Highway 283, 1 mile west on Dr. 704, ½ mile south, 1 ½ miles west, 1 ¼ miles south and ¼ mile east on Rd. 703

OPEN HOUSE

February 29, Saturday, 11:00 a.m. to 1:00 p.m.

ONLINE/ABSENTEE BIDDING – Live online 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 or luke@marshallauciton.com





TRACT 1 - 76.66 ACRES ±



LEGAL DESCRIPTION: Part of the Southwest Quarter of Section 28, part of the Southeast Quarter of Section 29 and that part lying north of the county road in the West Half of the Northwest Quarter of Section 33, Township 1 North, Range 23 West of the 6th P.M., Furnas County, Nebraska

ABOUT THE LAND: 76.66 Acres, more or less, according to survey and estimate. A highly improved tract with a 1 ½ story 4-bedroom home with forced air furnace and central air conditioning, exceptionally good quality livestock facilities including cattle processing and feeding pens with steel fencing, plus 920 ft. of cement fence line bunks & aprons. Also included is a large wood frame barn, two single car garages with cement floors & overhead doors, several storage buildings, three car ports, Hi-Plains and B S-B grain bins w/full aeration floors, two smaller bins including a Columbian and B S-B. All very well protected by an established natural shelter belt. The remainder of the land is grassland.

2019 TAXES: (estimate) \$1,182.84

TRACT 2 - 67.76 ACRES ±





LEGAL DESCRIPTION: West Half of the Northwest Quarter lying south of the county road in Section 33, Township 1 North, Range 23 West of the 6th P.M., Furnas County, Nebraska

ABOUT THE LAND: 67.76 Acres, more or less, according to Assessor's records and estimate. Consisting of grassland with an electric well and excellent fences.

2019 TAXES: (estimate) \$701.36

METHOD OF SALE

The two tracts will be offered separately and also together. Auction procedures and increments of bidding are at the discretion of the auction company.

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. Remainder due on or before April 20, 2020.

POSSESSION: Possession given upon closing.

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 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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