

December 20 – 75.2 Acres/Winery – Buffalo County, Nebraska

SOLD! – \$332,000

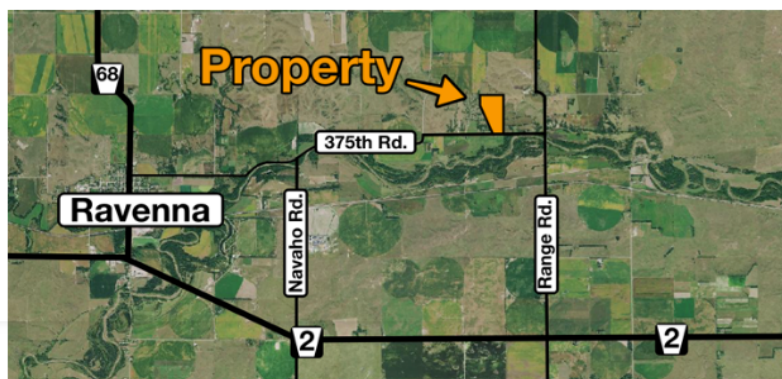


OPEN HOUSE

November 30, Saturday, 1:00 to 3:00

December 15, Sunday, 1:00 to 3:00

Or shown by appointment – contact Luke Huddleston 308-293-7258





PROPERTY LOCATION

Auction to be held on the property located next to 375 Rd. 4.5 miles east of Ravenna. From Ravenna, 2 miles east on Highway 2, 2 ¼ miles north on Navaho Rd. and 2 ¼ miles east on 375 Rd. Or from intersection of Highway 2 & Range Rd (5 miles east of Ravenna), 2 ½ miles north on Range Rd. and ½ mile west on 375 Rd.

RAVENNA – Land Auction – 75.2 Acres with a winery and vineyard. Ideal setting with amazing views of the South Loup River Valley. Includes facility with tasting room, commercial kitchen, apartment and large covered deck, plus a garage/storage bldg. and 2 acres of vines. A unique property with additional potential for Bed and Breakfast, hunting lodge and much more. Just north of the South Loup River – 4.5 miles east of Ravenna. Auction to be held on the property at 10 A.M.

TERMS AND CONDITIONS

PAYMENT: 20% Earnest money payment due day of auction with signing purchase agreement. The remainder due on or before January 31, 2020.

POSSESSION: Possession given upon closing except possession of the building sit given March 15, 2020.

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.

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

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.

Data has 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.

Cedar Hills Vineyard & Gardens Clay & Heidi Schutz



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