

December 5 – Commercial Land – Kearney, Nebraska

MARSHALL
LAND BROKERS & AUCTIONEERS
OF KEARNEY, INC.
OFFICE 308-234-6266
www.marshallauction.com

BUFFALO COUNTY, NE

SOLD! – \$72,000
Online
Absolute
Land Auction

Bidding Opens: November 21 @ 12:00 Noon
Bidding Closes: December 5 @ 12:00 Noon

Location: Next to Highway 10 north of Kearney. From the intersection of Highways 10 & 40, 1.2 miles north.

Legal Description: A tract in the North Half of the Northeast Quarter of Section 11, Township 9, Range 16 West of the 6th P.M., in Buffalo County, NE.

About the Property: 2.32 Acres, more or less, according to Buffalo County Assessor Records. A great opportunity to purchase a tract of land with Highway 10 frontage with potential for commercial use.

Zoned: Ag

2018 Taxes: \$702.76

Owner: Dennis Conner

Terms & Conditions: This is an Online-Only Internet Auction. Bidders are required to complete the Bid Certification form and return to Marshall Land Brokers & Auctioneers...see all terms and conditions

[Printable Bid Certification Form](#)

[Place Online Bids](#)



Office 308-234-6266
Miles Marshall | Broker
Cell 308-233-4384

Luke Huddleston | Associate
Cell 308-293-7258

Terms & Conditions

By participating in this auction the bidder agrees to the following terms and conditions

PAYMENT: 20% Earnest money payment due day of auction with signing of purchase agreement. The remaining balance shall be due one-half by December 30, 2019 and one-half by January 2, 2020.

POSSESSION: Full possession given immediately upon closing.

TAXES: 2019 and prior years taxes paid by seller. 2020 taxes to be paid by the purchaser.

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.

FINANCING: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the Online-Only Auction closing date.

PROPERTY CONDITION: The property is selling in "as is" condition – no warranties expressed or implied.

AGENCY: Marshall Land Brokers & Auctioneers are agents representing the seller.

MAPS: Maps shown are for illustration purposes only and are not intended to represent actual property lines.

DATA: 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.

METHOD OF SALE: The property will be offered in (1) individual tract. This will be an Online-Only Bidding forum with increments as determined by the Auctioneer. Bidding is open to the public. The auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

AUCTION ENDING: Beginning at the stated closing time, the auction software will conclude bidding for the property with the following exception: if a bid is placed in the last four (4) minutes remaining for the property, bidding for the property will remain open for an additional 4 minutes or until 4 minutes pass without a bid increase.

BIDDER REGISTRATION: Bidders must register with Auctioneer prior to bidding on the property and must return a signed Bid Certification form to Luke Huddleston at luke@marshallauction.com or call 308-234-6266.

BUYER'S PREMIUM: There is no Buyer's Premium added to this sale.

SERVER & SOFTWARE TECHNICAL ISSUES: In the event there are technical difficulties related to the server, software or any other online auction related technologies, Marshall Land Brokers & Auctioneers reserves the right to extend bidding, continue bidding, or close the bidding.

NEITHER THE COMPANY PROVIDING THE SOFTWARE NOR MARSHALL LAND BROKERS & AUCTIONEERS SHALL BE HELD RESPONSIBLE FOR A MISSED BID OR THE FAILURE OF THE SOFTWARE TO FUNCTION PROPERLY FOR ANY REASON.

DEBT COLLECTION and INTEREST CHARGE: The bidder agrees to pay all reasonable attorney fees and other costs incurred by Marshall Land Brokers & Auctioneers in its efforts to collect unpaid funds from the bidder. The bidder agrees that a fee of 2% of the outstanding balance per month be added to any unpaid balance due Marshall Land Brokers & Auctioneers.

AGE REQUIREMENT: All bidders must be 18 years of age or older.

Download, Sign and Return to Marshall Land Brokers & Auctioneers

[Printable Bid Certification Form](#)

[Place Online Bids](#)



Search our site

Search

