

ABSOLUTE LAND AUCTION

1,120 Acres Sherman County, NE

Tuesday – March 4, 2025 – 10 AM
Loup City, Nebraska

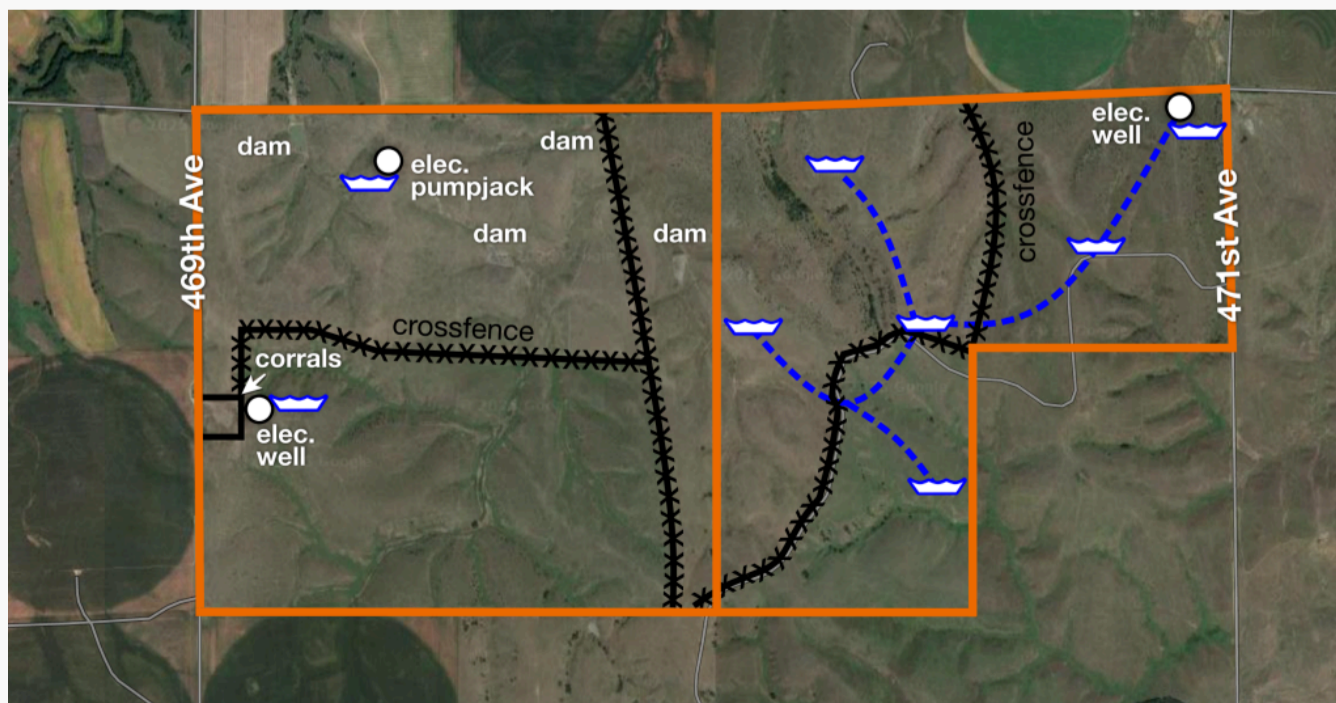
Auction to be held at the Loup City Community Center in downtown Loup City
ONLINE BIDDING: Live auction with online bidding also available to pre-approved bidders.

[ONLINE BIDDING PLATFORM](#)

[BID CERTIFICATION FORM HERE](#)

Exceptionally Well Managed Grassland – With Electric Wells, Underground Pipeline to Tanks and Crossfencing

Absolute Land Auction - 1,120 Acres Grassland - S...



Live Land Auction – Well Managed Grassland – 1,120 Acres ± –



Top quality grassland – exceptionally well managed – electric wells, 8 tank locations, 4 dams, corrals, excellent fences and crossfenced for rotational grazing. The pasture is in excellent condition with significant grass cover remaining. Can be purchased in two tracts of 640 acres and 480 acres or in it's entirety.

Land Location: From Loup City, 5 miles west on Highway 92 and 2 miles south on 469 Ave.

640 Acres, more or less, according to Sherman County Assessor's records. All of Section 29-15-15. 2024 Taxes – \$6,275.38

480 Acres, more or less, according to Sherman County Assessor's records. North Half and Southwest Quarter of 28-15-15. 2024 Taxes – \$4,688.26

Absolute Land Auction: Selling 1,120 Acres, more or less, in Sherman County, NE. The property sells at absolute auction to the highest bidder regardless of price – no minimum bid!

Live Auction with Online Bidding Available: This is a live land auction. Bidding will be in-person and online via bid.marshallauction.com. Bidding closes at the conclusion of the live land auction on March 4th, 2025, starting at 10:00 AM CST

Bidder Registration: Online bidders must register and be approved by the auction company prior to the auction date (we recommend 48hrs. prior to the auction). Register by completing the bidder certification form (provided by the auction company) and submitting it to land@marshallauction.com or at physical office: 2033 Central Ave., Kearney, NE. Office 308-234-6266

TERMS & CONDITIONS

PAYMENT: 15% earnest money payment due day auction with signing of purchase agreement. The remainder is due upon closing on or before April 4, 2025.

POSSESSION: Full possession given upon closing

TAXES: 2024 and prior years taxes paid by the seller. The 2025 taxes are the responsibility of 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 auction date.

BIDDER REGISTRATION: All online bidders will be required to register and be approved by the auction company prior to the auction. Register by completing a bidder certification form and submitting to land@marshallauction.com

POTENTIAL SURVEY: In the event the 640 acre and 480 acre tracts are sold separately to different buyers the sellers will provide a survey of the property line between the tracts. Buyers are responsible for installing fence.

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

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

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

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.

Sellers: Roger & Lynette Gruwell



Luke Huddleston, Sales Manager

Miles Marshall, Broker

308-234-6266

John Childears, Jeff Marshall, Clay Patton



Marshall Land Brokers & Auctioneers
PO Box 261
2033 Central Ave,
Kearney, NE 68847

(308) 234-6266

