

## HAYWARD RANCH Land Auction

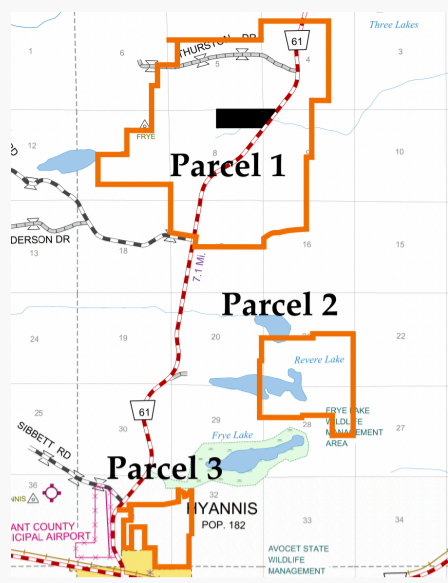
3,307 Acres ± | Grant County, NE

**Land Auction**  
**SOLD - \$3.776 Million**

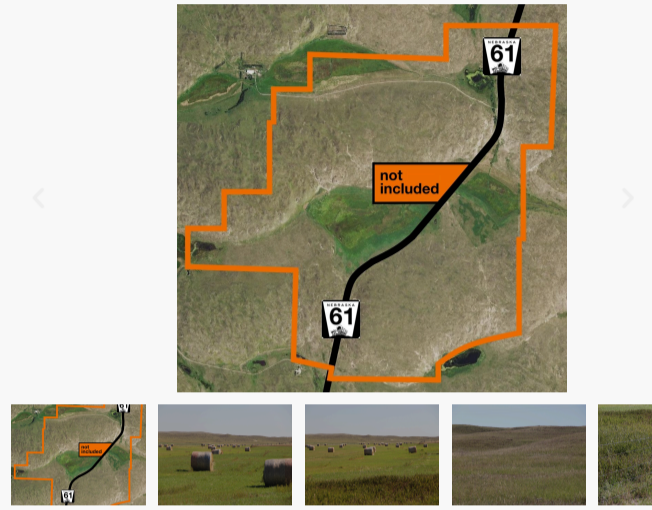
Thursday – October 27, 2022 – 1:00PM MT  
Auction to be held in the Winter Building – Hyannis, NE

[Register for Online Bidding](#)

[Bidder Certification Form](#)



## PARCEL 1 - 2,476 ACRES +/-



**Location:** From Hyannis, 5 miles north on Highway 61

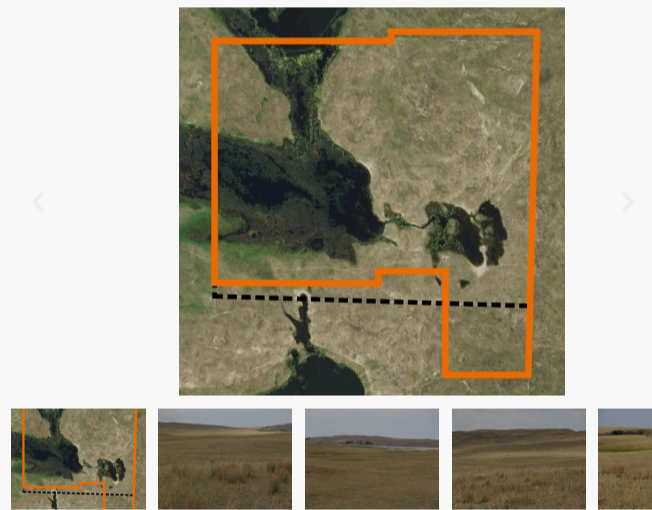
**About the Land:** Approx. 401 acres of sub-irrigated meadow, the remainder rangeland.

**Note:** Buyers will have the opportunity to purchase Parcel 1 in two individual tracts as divided by Highway 61 and also in its entirety.

**Parcel 1 – West:** Estimated to be 1,383 Acres, more or less, consisting of approx. 312 acres sub-irrigated meadow, the remainder rangeland. **2021 Taxes – (est.) \$4,910**

**Parcel 1 – East:** Estimated to be 1,093 Acres, more or less, consisting of approx. 89 acres sub-irrigated meadow, the remainder rangeland. **2021 Taxes – (est.) \$3,876**

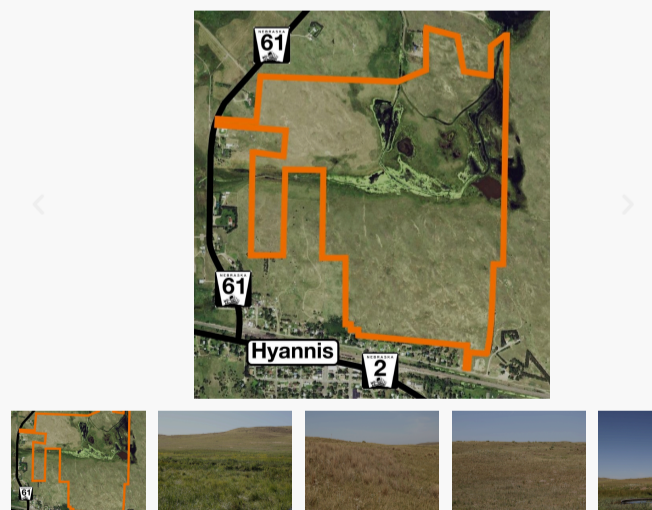
## PARCEL 2 - 526 ACRES +/-



**Location:** From Hyannis, 2 miles north on Highway 61 and 1.5 miles east on trail road.

**About the Land:** Rangeland including a portion of Revere Lake providing natural habitat. (Note: Land use trade with property to the south with approx. 33 acres fenced into and out of each ownership) **2021 Taxes – \$1,256**

## PARCEL 3 - 305 ACRES +/-



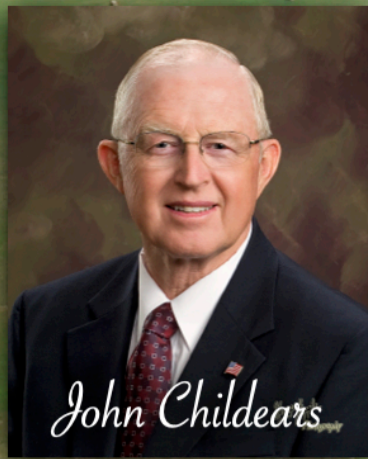
**Location:** Adjoins Hyannis to the northeast. Access from Highway 61 to the northwest corner of the property and Alden Avenue to the southeast corner.

**About the Land:** Approx. 76 acres sub-irrigated meadow, the remainder rangeland. **2021 Taxes – \$1,090**

# "Your Farm & Ranch Specialists"



Miles Marshall



John Childears



Luke Huddleston

## Questions?

Contact John Childears, Listing Agent.

Phone: 308-539-4450

Email: [john@marshallauction.com](mailto:john@marshallauction.com)

## TERMS & CONDITIONS

**PAYMENT:** 15% Earnest money payment due day of auction with signing of purchase agreement. Remainder due upon closing, at seller's discretion, between December 22, 2022 and January 10, 2023

**OPENING BID:** \$600 per acre

**POSSESSION:** Possession given upon closing subject to the tenant's rights.

**TAXES:** 2022 and prior years taxes paid by seller. The 2023 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.

**MINERAL RIGHTS:** The seller 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 cellphone, online platforms and/or on someone's behalf, shall be approved by Marshall Land Brokers & Auctioneers 24 hours prior to the auction.

**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 discretion of the auction company.

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

*Information contained herein was obtained from sources deemed reliable. Acreage figures have been estimated for sale purposes, we have no reason to doubt the accuracy, but the information is not guaranteed. Prospective buyers should verify all information. All maps provided by Marshall Land Brokers & Auctioneers are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds; fence lines may not be on the legal boundary. Mathematical calculations to obtain sale price does not guarantee acres in the property.*

Miles Marshall, Broker

John Childears, Listing Agent

308-234-6266

Luke Huddleston, Clay Patton,

Jan Hinrichsen, Jeff Marshall, Robin Marshall



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