



WATERFRONT LOT Land Auction

21 North Point | Johnson Lake, NE

SOLD - \$305,000.00

Online Absolute Land Auction

Bidding Opens – 10AM – October 19, 2022
Bidding Closes – 10AM – October 29, 2022

[Register for Online Bidding](#)

[Bidder Certification Form](#)



ABSOLUTE AUCTION – ONLINE BIDDING

Absolute Auction: Selling the leasehold interest in Lot 21 – North Point at Johnson Lake, Nebraska. The property sells at absolute auction to the highest bidder regardless of price – no minimum bid!

Online Bidding: This is an online auction. Bidding will be online via marshallauction.bidwrangler.com. Bidding opens October 19, 2022. Bidding closes October 29, 2022, starting at 10:00 AM CST

Bidder Registration: Bidders must register and be approved by the auction company prior to the auction closing date (we recommend 48hrs. prior to the auction close). Register by completing the bidder certification form (provided by the auction company) and submitting it to Luke Huddleston, Auction Manager at luke@marshallauction.com or at physical office: 2033 Central Ave., Kearney, NE. Office 308-234-6266, Cell 308-293-7258

[Click for Lease](#)

TERMS & CONDITIONS

PAYMENT: \$25,000 non-refundable deposit due day of the close of bidding with signing of purchase agreement. Remainder due upon closing and execution of CNPPID lease agreement on or before November 18, 2022.

POSSESSION: Possession given date of closing.

LAND LEASE: Current lease rate is \$2,250/annually. See lease agreement and future rate schedule.

SANITARY IMPROVEMENT DISTRICT: Treatment Impact Assessment Fee (remaining balance) is \$2,493. Annual User Fee – \$170.91. Connection Permit Hookup Fee – \$225

HOME OWNER'S ASSOCIATION: Estimated annual HOA fee for 2023 is \$500

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.

BIDDER REGISTRATION: All bidders will be required to register and be approved by the auction company prior to Date of the auction close. Register by completing a bidder certification form and submitting to Luke Huddleston @ luke@marshallauction.com

FINANCING: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

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

TAXES: Exempt for 2022. Buyer shall pay 2023 and subsequent years' taxes.

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.

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.

Miles Marshall, Broker

Luke Huddleston, Associate

308-234-6266

Jeff Marshall, Robin Marshall

John Childears, Clay Patton



Marshall Land Brokers & Auctioneers
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