



# LAND AUCTION

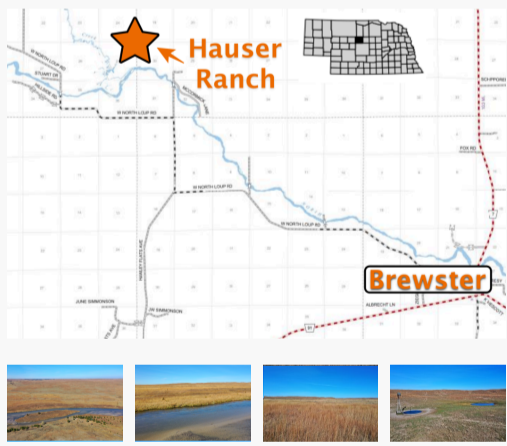
## Hauser Ranch 747.38 Acres in Blaine County, NE

Tuesday – December 19, 2023 – 1 PM CST  
Auction to be held in the Dunning Community Hall  
LIVE ONLINE & PRE-BIDDING – Available with prior approval

[ONLINE BIDDING HERE](#)

[BID CERTIFICATION FORM HERE](#)

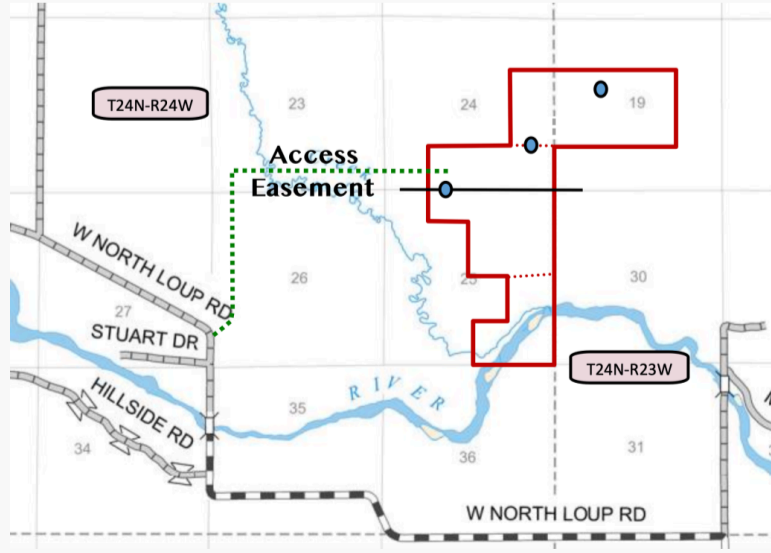
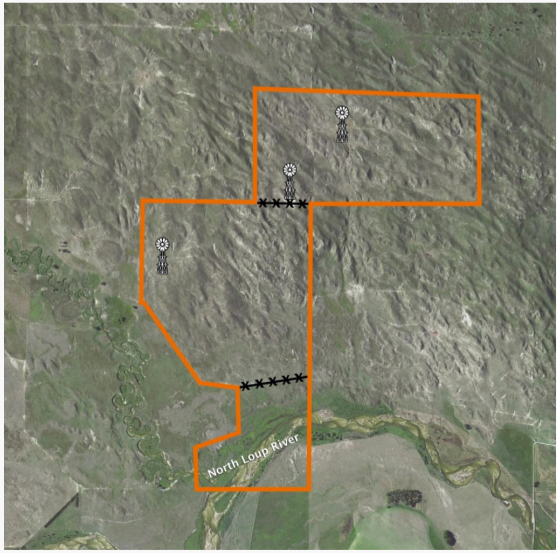
### Land Auction Scenic North Loup River, Meadow and Rangeland

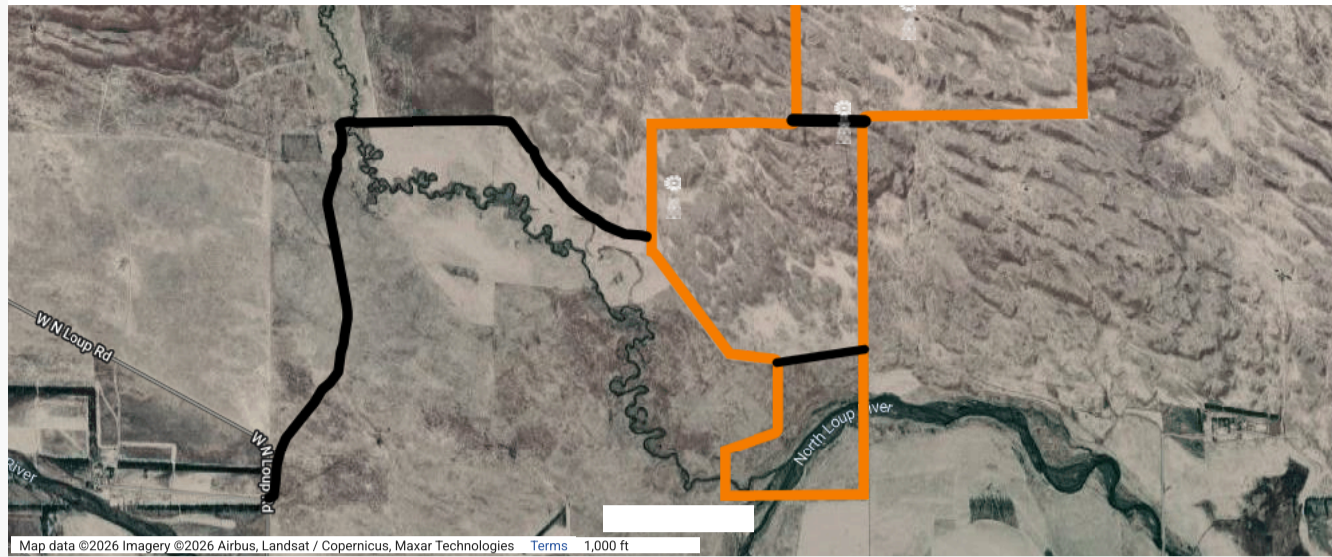


**Hauser Ranch Land Auction**

747.38 Acres +/-  
Blaine County, Nebraska

December 19, 2023 1:00 PM CT | Dunning Community Hall | John Childears Listing Associate





## Land Auction – 747.38 Acres ± – Blaine County, Nebraska

**Land Location:** From Brewster 15 miles northwest on W. North Loup Road to easement access point, then approx. 1.5 miles north on trail and 1.25 miles east on trail

**Legal Description:** NW1/4 of SE1/4, S1/2 of NW1/4, SW1/4 of NE 1/4, N1/4 of SW1/4 in Section 19, Township 24 North, Range 23 West and SE 1/4 of SW1/4, S1/2 of SE 1/4, NE1/4 of SE1/4, SE1/4 of NE1/4 of Section 24 and NE1/4, NE1/4 of NW1/4, E1/2 of SE1/4, SW1/4 of SE1/4 of Section 25, Township 24 North, Range 24 West all west of the 6th PM in Blaine County, Nebraska

**About the Land:** 747.38 Acres, more or less, according to Blaine County Assessor’s records. Sandhills ranchland traversed by the North Loup River. Amazing views, riverfront, meadow and rangeland. Its varied landscape supports recreational activities, hunting, and grazing opportunities, providing a natural habitat for diverse wildlife. Rangeland in good grass condition – well watered.

**2022 Taxes:** \$ 3,479.94

**Land Auction:** Selling 747.38 Acres in Blaine County, NE. The property sells at public auction with an opening bid of \$670,000.

**Online Bidding:** This will be a live auction with pre-auction and live online bidding also available. Online bidding via [marshallauction.bidwrangler.com](http://marshallauction.bidwrangler.com)

**Online Bidder Registration:** Online bidders must register and be approved by the auction company prior to the auction closing date (we recommend 24hrs. 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](mailto:luke@marshallauction.com) or at physical office: 2033 Central Ave., Kearney, NE. Office 308-234-6266, Cell 308-293-7258

## TERMS & CONDITIONS

**PAYMENT:** 15% earnest money payment due day auction with signing of purchase agreement. The remainder is due upon closing on or before January 30, 2024 or in 2023 at buyer’s election.

**OPENING BID:** \$670,000

**POSSESSION:** Possession given upon closing.

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

**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.

**ABSENTEE BIDS:** Bidding via cellphone, online platforms and/or on someone’s behalf, shall be approved by Marshall Land Brokers & Auctioneers 25 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 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.*

**Miles Marshall, Broker & Auctioneer**  
**John Childears, Listing Agent & Associate**  
**Broker**

**Luke Huddleston, Associate**  
**308-234-6266**

**Jeff Marshall, Robin Marshall**  
**Clay Patton**



Marshall Land Brokers & Auctioneers  
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