

680 +/- Acres – Holt County, Nebraska



AUCTION

Live & Online Simulcast Bidding

September 1, 2022 – 1:30 P.M.

Chambers Community Center – Chambers, NE



WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

Contact Waldo Realty for further
information on this property.

402.336.4110

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PROPERTY LOCATION:

From Chambers, NE 8-1/2 Miles West on Hwy 95 then 1-mile South on 478th Ave. to the subject property.

DEEDED ACRES: 680 acres more or less

LEGAL DESCRIPTION: SE1/4 SE1/4 Section 34, All Section 35, Township 26N, Range 14 West of the 6th PM, Holt County, Nebraska.

PROPERTY DESCRIPTION: This property offers high quality meadows and sandhill pastures watered by windmills and a submersible well. Excellent access along a County paved road and lying only 1 mile south of Hwy 95.

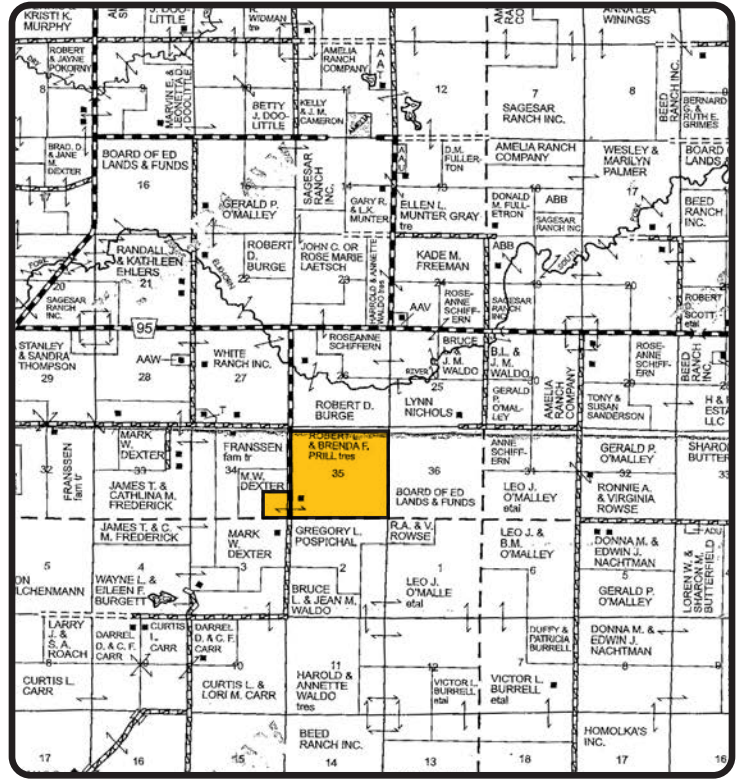
REAL ESTATE TAXES: 2022 – Tract 1: \$481.66, Tract 2: \$6,575.42

SELLERS: Shelley Boden, Trustee for Robert L. & Brenda F. Prill

SALE PROCEDURE: Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1 or 2 and may choose one or more tract(s) in any combination. The tract(s) do not have to be purchased in numerical order. This process will continue until all both tracts 1-2 have been sold. No tracts will be combined and re-offered.

TERMS & CONDITIONS: The successful bidder shall pay 10% of the total purchase price on the day of the auction & execute a real estate contract that states the entire balance is due and payable at closing **on or before November 1, 2022**. Seller shall furnish title insurance insuring merchantable title and transfer title by Warranty Deed. Final sale is not subject to buyer financing. The cost of survey, if required, and title insurance shall be split equally between buyer(s) and seller. All mineral rights owned by the seller shall be conveyed to the buyer(s) at closing. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds, even though due diligence was practiced by the seller and the seller's agents. Any additional survey costs, if any, shall be the responsibility of the buyer(s). Potential buyer(s) are hereby advised that Waldo Realty and all representatives thereof represent the seller through-out the sale process. Any announcements made on the day of the sale supersede any previously given information. Final sale is subject to seller approval.





Boundry lines are for visual aid only.



