

**194.22 +/- Acres**

**Wayne & Stanton County, Nebraska**

**AUCTION**

**December 20th, 2018, 1:30 P.M.**

**Divots Conference Center – Norfolk, NE**



**REALTY**

**P.O. Box 467**

**O'Neill, NE 68763**

**Contact Waldo Realty for further  
information on this property.**

**402.336.4110**

**[www.waldorealty.net](http://www.waldorealty.net)**

# Tract 1

**PROPERTY LOCATION:** From the roundabout at Victory Rd and Norfolk Ave. in Norfolk, NE head northeasterly 5 miles on Hwy. 35 to the south boundary of the auction property.

**DEEDED ACRES:** 103.37 acres more or less

**REAL ESTATE TAXES:** 2017 - \$4,741.58

**LEGAL DESCRIPTION:** Part of the SE ¼ and Part of E ½ SW ¼ Section 28, Township 25N, Range 1 East of the 6 P.M. Wayne County, NE

**PROPERTY DESCRIPTION:** This tract has nice hard top road access from Hwy. 35 as well as good county road access on the north boundary. A portion of the property offers soils conducive to row crop dryland farming along with high carrying capacity hard grasses for grazing. The pasture is watered both by live water as well as city well water and has good winter protection. The property has a steel Quonset with a concrete floor, single phase power running to the Quonset and three phase power running on the north boundary line. This strong grass offering would be a good fit to any operation or make for a nice ranchette. This tract may also be taken into consideration for its housing development potential given the location to Norfolk and Wayne, NE.

## FSA INFORMATION:

Cropland Acres:	14.21	
Corn Contract Acre Base:	13.80	Yield: 109
Soybean Contract Acre Base:	0.10	Yield: 23

# Tract 2

**PROPERTY LOCATION:** From the intersection of U.S. Hwy 35 & Main St. in Hoskins, NE go north 1 block to the ballfield then west 1 block to the east boundary of the subject property.

**DEEDED ACRES:** 5.34 acres more or less

**REAL ESTATE TAXES:** 2017 - \$485.72

**LEGAL DESCRIPTION:** Part of the SW ¼ SW ¼ Section 27, Township 25N, Range 1 East of the 6 P.M. Wayne County, NE

**PROPERTY DESCRIPTION:** This tract is located on the outskirts of Hoskins, NE and offers that tough to find secluded acreage potential. The property is currently used as pasture and is watered by city well water. Along with city water there are electrical utilities on the west boundary. This tract should be given strong consideration for its acreage potential with its proximity to Norfolk and Wayne, NE.



# Tract 3

**PROPERTY LOCATION:** From the roundabout at Victory Rd and Norfolk Ave. in Norfolk, NE head northeasterly 5 miles on Hwy. 35 then south 1 mile on 561st Ave. to the northwest corner of the auction property. From Hoskins, NE go west a ¼ of a mile then south 1 mile on 561st Ave. to the northwest corner of the auction property.

**DEEDED ACRES:** 85.51 acres more or less

**REAL ESTATE TAXES:** 2017 - \$2,932.02 (Subject to county assessors re-evaluation)

**LEGAL DESCRIPTION:** Lot 1 & Out Lot 4 of Steve Falk's Lot Split of W ½ NW ¼ and the E ½ NW ¼ (Less a portion previously sold on the south boundary – to be further described by survey) All in Section 3, Township 24N, Range 1 East of the 6 P.M. Stanton County, NE

**PROPERTY DESCRIPTION:** Here's a very well-maintained grass tract with good county road access on the west. The property offers high carrying capacity hard grasses along with a nice meadow that is all split into multiple paddocks which are watered by a live stream along with a submersible well and piping to 3 separate waterers strategically located to maximize the grasses. This tract has three phase power running on the west boundary line. This strong grass offering would be a good fit to any operation and also has good second bench meadow for producing winter feed.

**POWER SERVICE PROVIDER:** Northeast Public Power District (402) 375-1360

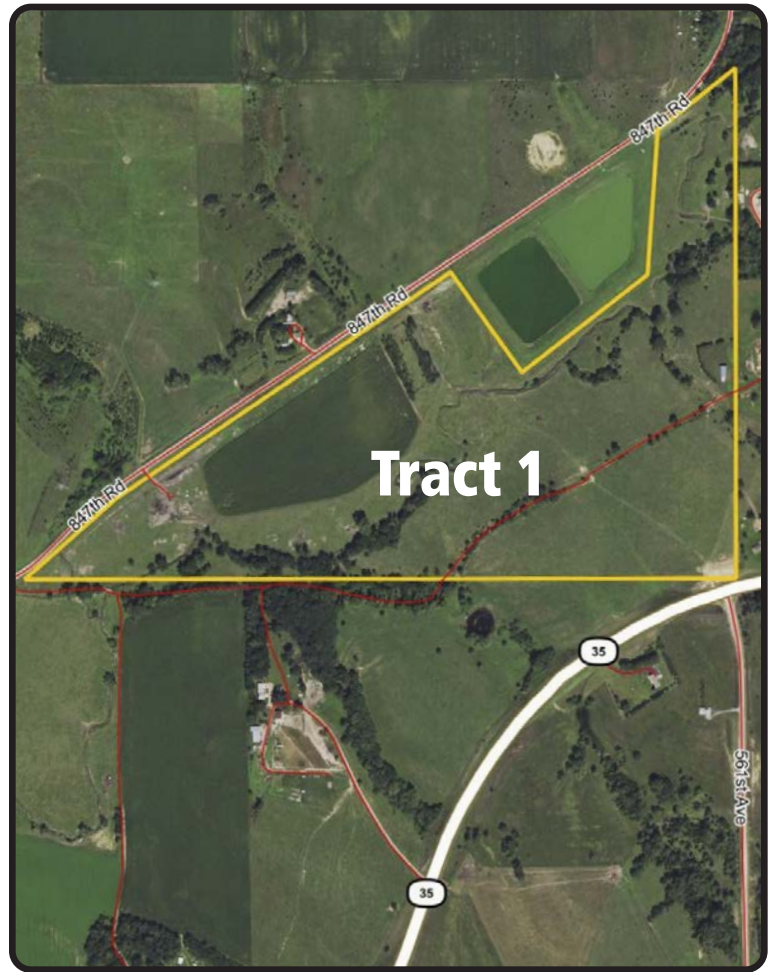
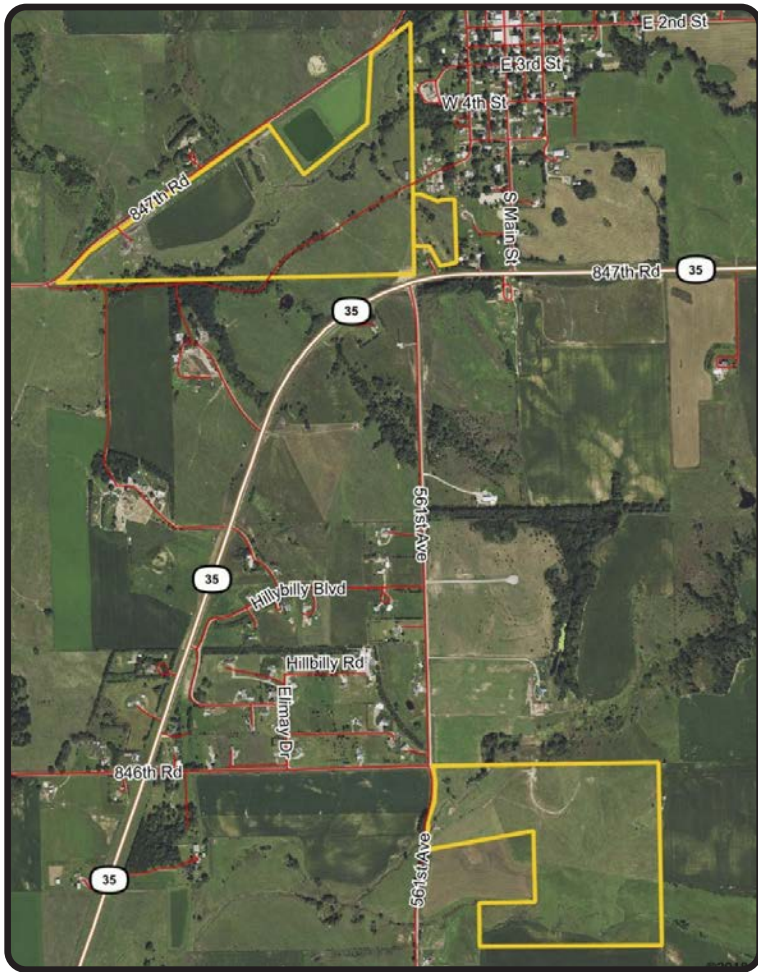
**SALE PROCEDURE:** Buyer's choice sale method. The highest bidder shall have the choice of any tract(s) 1, 2 or 3 and may choose one or more tract(s) in any combination. The tract(s) do not have to be purchased in numerical order. This process will continue on tracts 1, 2 & 3 until all tracts 1 through 3 have been reserved by the auctioneer.

**No tracts will be combined and re-offered.**

**TERMS & CONDITIONS:** The successful bidder(s) 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 January 29th, 2019**. 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.







Boundary lines are for visual aid only.

