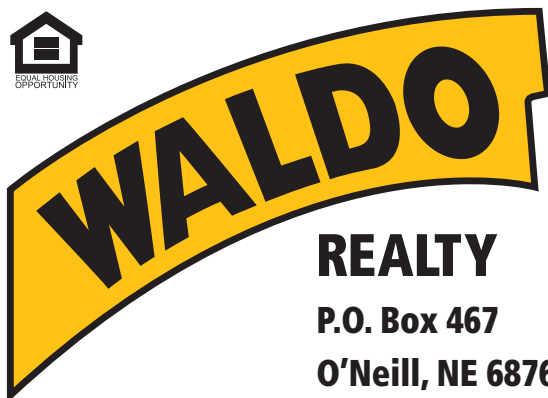


74.72 +/- Acres – Holt County, NE



AUCTION

Live & Online Simulcast Bidding
June 27th, 2025 – 1:30 P.M.
Spencer Community Hall – Spencer, 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

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

PROPERTY LOCATION: From O'Neill, NE, 19 ½ miles north on US Hwy 281 to the southwest corner of the subject properties.

DEEDED ACRES: 74.72 +/- acres

LEGAL DESCRIPTION: S1/2 SW1/4 LESS ROW; Section 7 Township 32N Range 11 West of the 6th P.M., Holt County, NE.

PROPERTY DESCRIPTION: Don't miss this opportunity to invest in a versatile tract of land located in north-central Holt County, Nebraska. This property offers exceptional visibility and access, situated just 19 ½ miles north of O'Neill along US Highway 281, making it well-positioned for both agricultural or a potential building site.

The land consists of gently sloping terrain with productive soils historically utilized for hay and forage production, offering an opportunity to expand your livestock feed program.

Adding value to this tract is the presence of three-phase electricity along the southern boundary, offering potential for future development of your dream home with ample area for additional shops and outbuildings. Given the proximity to both Spencer and O'Neill, this tract presents an excellent opportunity for buyers considering building in a rural yet accessible location.

Whether you're expanding your operation or looking for a property with strong infrastructure and future upside, this Holt County parcel is worth a serious look.

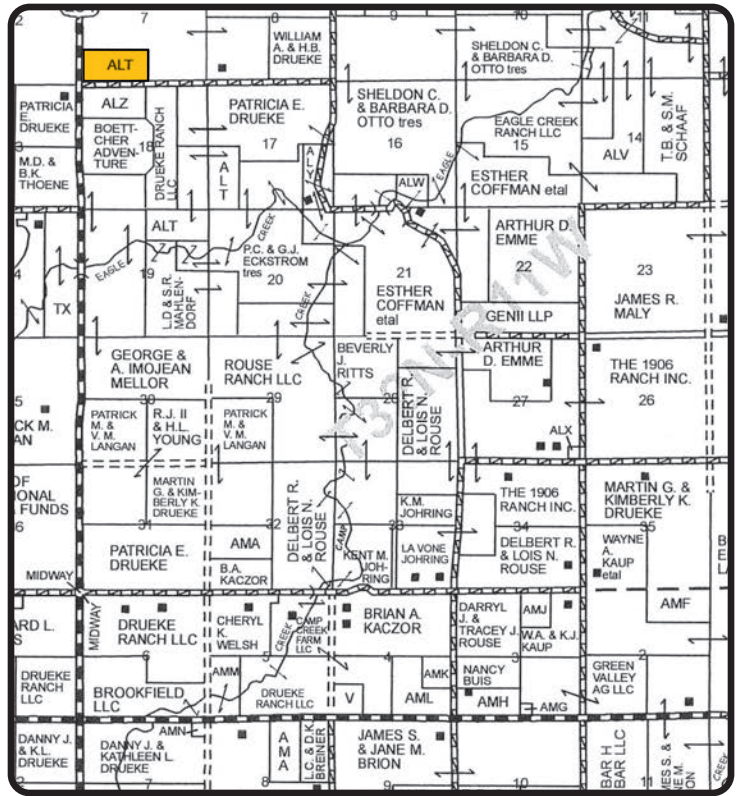
The successful bidder will receive full possession at closing, just in time to utilize the land for the 2025 haying season.

Contact the listing agent Tyson Chohon for more information 402-649-9967

REAL ESTATE TAXES: \$793.80

SALE PROCEDURE: The property will be offered in (1) tract and shall sell to the highest bidder in its entirety. Potential buyers will have a one-time opportunity to buy the property. The bidding process will stay open until the Auctioneer announces the property is "Reserved". **(Any offers made prior to sale date will be considered by the Sellers)**

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 July 31st, 2025**. The possession will be on the date of closing. 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 throughout the sale process. Any announcements made on the day of the sale shall supersede any previously given information. Final sale is subject to seller approval.



Boundary lines are for visual aid only.

