

1040 +/- Acres

Holt County Real Estate

Selling In

3 Tracts At

PUBLIC AUCTION

Thursday, March 26, 2020

Knights of Columbus Hall
410 West Douglas Street,
O'Neill, Nebraska

SALE TIME: 1:00 P.M.

**Property Sells Subject
To Owner's Confirmation**

TRACT # 1 | 240 +/- ACRES



LEGAL DESCRIPTION: The Northwest One-Quarter and the South One-Half of the Northeast One-Quarter of Section Thirty-Five, Township Twenty-Eight, North Range Eleven, West of the 6th P.M., Holt County, Nebraska (NW¼; S½NE¼ 35-28-11)

TAX INFORMATION: 2019 taxes were \$ 4,079.⁷⁶

BASIC INFORMATION: Here's a great opportunity to purchase building site along with native hay meadow. There is a 40 ft. by 72 ft. metal building which includes a living area inside. Also, located on this tract are several outbuildings and corrals. There are well established tree belts for protection. Two submersible wells are located at the building site. If you're looking to make an addition to your operation, or for a weekend get-a-way, this could be the one!

TRACT # 2 | 640 +/- ACRES



LEGAL DESCRIPTION: All of Section Eight, Township Twenty-Seven, North Range Eleven, West of the 6th P.M., Holt County, Nebraska (8-27-11)

TAX INFORMATION: 2019 taxes were \$ 7,434.⁸²

BASIC INFORMATION: Topography is gently rolling and is currently being utilized entirely as pasture; however, there is potential of some hay land. Carrying capacity is average. Perimeter fencing is adequate. 3 windmills with stock tanks provide water supply for livestock. Access to the property will be granted by easement.

TRACT # 3 | 160 +/- ACRES



LEGAL DESCRIPTION: The Northwest One-Quarter of Section Seventeen, Township Twenty-Seven, North Range Eleven, West of the 6th P.M., Holt County, Nebraska (NW¼ 17-27-11)

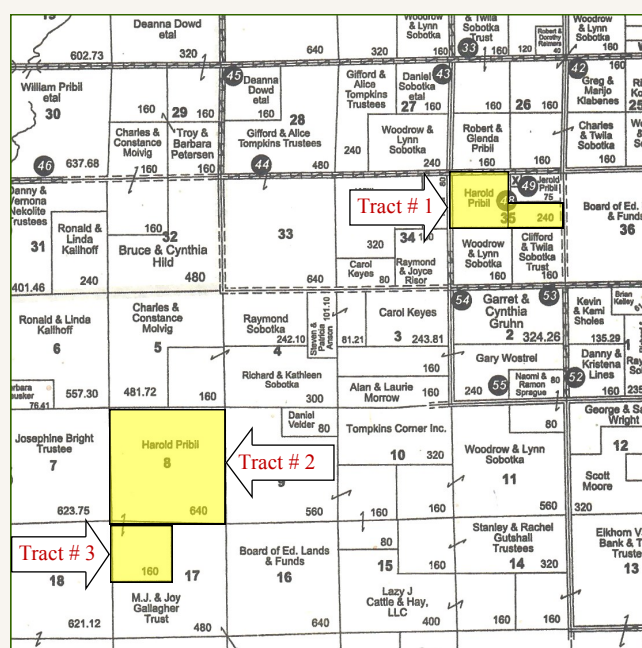
TAX INFORMATION: 2019 taxes were \$ 1,132.⁶⁰

BASIC INFORMATION: Topography is rolling and is currently being utilized entirely as pasture. Carrying capacity is average. Perimeter fencing is adequate; however, there is no fence on the north property line, and there is no water source for this tract. If property sells separate from tract # 2, buyer will be responsible for fencing.

PROPERTY LOCATION

From O'Neill, NE: Tract #1 is located 5 miles east on Hwy #275, thence 3½ miles south on 496th Ave.

From O'Neill, NE: Tract #2 & #3 are located 5 miles east on Highway #275, thence 4 miles south on 496th Ave., thence 2 west on 864th Ave, thence 1 mile south on easements.



SALE TERMS & CONDITIONS: *All property sells subject to owner's confirmation!* Tract # 1 will be offered as one unit only. Tracts # 2 & 3 will be offered, with buyer having choice of either, or both tracts. Access to Tracts # 2 & # 3 will be granted by current easements in place. Successful bidder shall pay 10% of the purchase price as earnest money deposit, which shall be credited to the buyer at closing, which is expected to be within 30 days of auction date. Title insurance and all closing costs will be equally divided between buyer and seller. 2019 taxes shall be paid in full by seller. 2020, and all future taxes will be the responsibility of the buyer. Property will transfer, free and clear, by Personal Representative Warranty Deed. Possession will be delivered upon closing with an exception for the right to conduct a personal property auction upon Tract # 1 by no later than July 1, 2020. Total acres of each tract were obtained from Holt County, Nebraska tax records and are being sold on a "more or less" basis. Property sells subject to any, and all, existing fence boundaries, and is being sold "as-is, where-is", with any, and all, faults, if any. Prospective buyers are urged to make their own inspection of the property, and to verify the data provided. All information contained in any advertising is deemed to be correct, but is not guaranteed. Announcements made day of sale take precedence over anything previously written or implied. M & M Auction & Realty, LLC and all agents thereof are agents of the Seller. *This is considered a cash sale and is not subject to financial approval.*



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