

LAND AUCTION

TUESDAY • MAY 24, 2022

1:00 PM CDT | Best Western Plus | 3201 S. Jeffers St. | North Platte, NE



REFEREE SALE - TWIN LAKES RD. ACREAGE

PROCEDURES

Real estate **Auction for the Court Appointed Referee.** The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction. Property to be offered as one parcel.

TERMS & CONDITIONS

Terms - This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price payable in certified funds upon confirmation of the sale by the District Court and delivery of the Referee's Deed at closing. **There is no contingency for financing.** Seller to convey title by Referee's deed; with title insurance evidencing merchantable title. Title insurance provided by Western Title and cost of the title insurance and an insured closing by the title company will be shared 50/50 by Referee/Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; free and clear of all liens. The property sells in "as-is" condition; no warranty is expressed or implied as to the adequacy of any portion of the property.

Possession - Upon closing as confirmed by the court. Closing must occur within 21 days of court approval.

Taxes - 2022 real estate taxes to be prorated to date of closing between buyer & seller.

Minerals - All owned oil, gas, and mineral rights pass to Buyer.

Acres - No warranty is expressed or implied as to exact acres included in the parcel. Legal description is subject to existing fence and field boundaries.

Internet Online Bidding - Bidding online will be offered to buyers. To qualify as an online bidder you must first complete a required **phone interview** with Agri Affiliates and provide bank reference information if requested. Buyer will set up bidder account, user name and password in the online bidder platform. Your final approval as a bidder must be completed **48 hours prior to the Auction.**

SELLER

LOWE ESTATE

Joint Listing Agents

Jerry Weaver 308-539-4456 | Chase Dodson 308-520-1168

Kurt Pieper 308.530.2066 | Justin Pieper 308.660.0435

Bruce Dodson, Mike Polk, Bonnie Downing, Brad Atkins, Brian Reynolds, Don Walker

H-D Management: Hank Knisley



Jerry Weaver
Co-Listing Agent



Chase Dodson
Co-Listing Agent



Offered in Cooperation

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



401 Halligan Drive - North Platte, NE 69103 - 308.534.9240

agriaffiliates.com

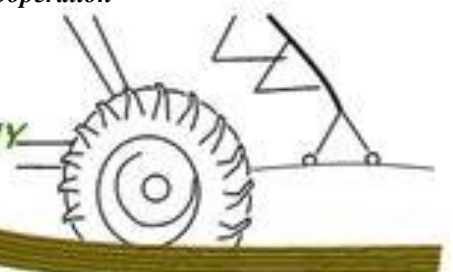


H-D

MANAGEMENT
COMPANY

Offered in Cooperation

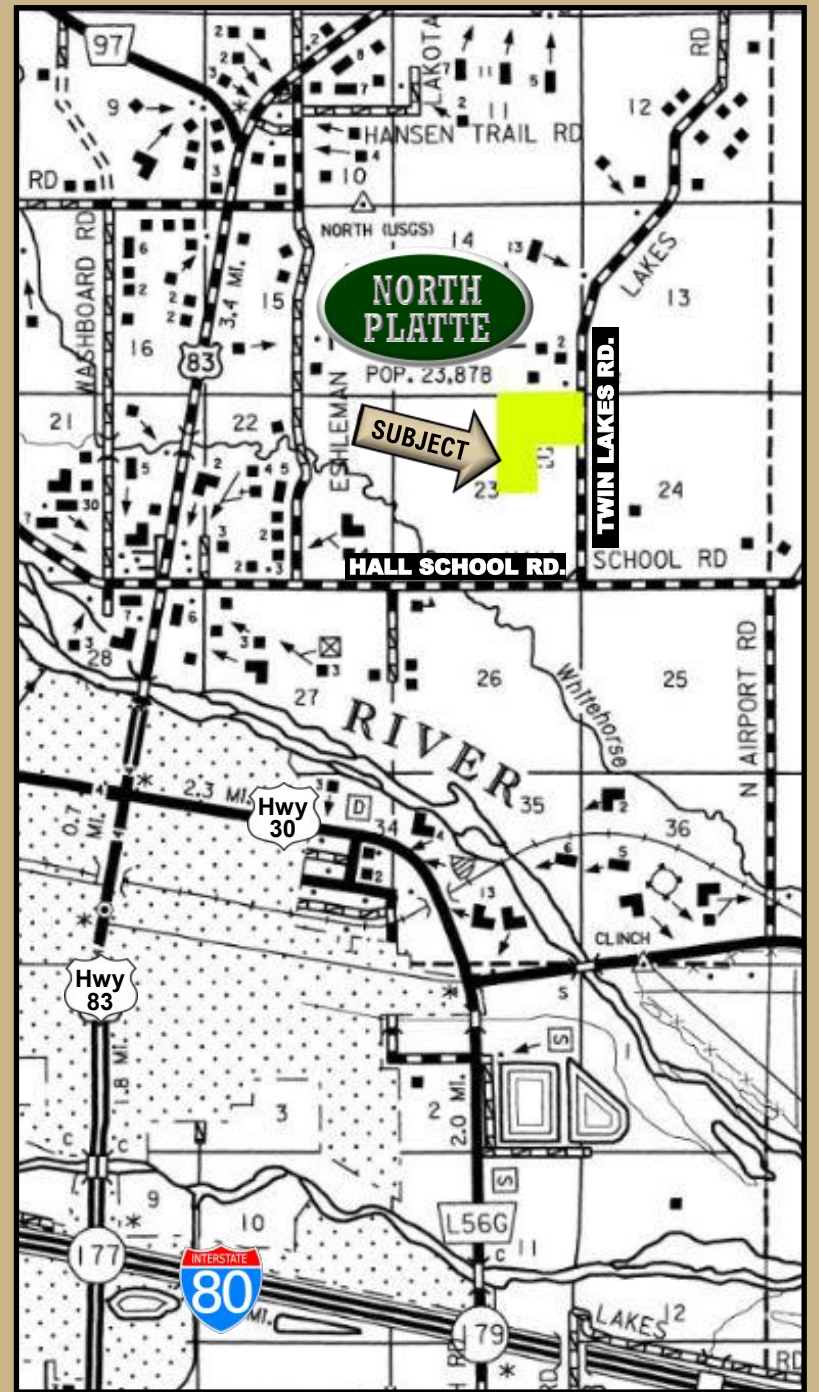
720 E. 4th St.
North Platte, NE 69101
308.532.1228
h-dmanagement.com



REFEREE LAND AUCTION

100 Acres North of North Platte, NE

“Agri Affiliates - always striving to exceed client expectations.”



LOCATION: Property is well located within minutes of North Platte and has excellent access from Twin Lakes Road 3/4 mile north of Hall School Road.

LEGAL DESCRIPTION: NE1/4NE1/4, East 60 acres of the W1/2NE1/4 Section 23-T14N-R30W of the 6th P.M., Lincoln County, Nebraska

ACRES & TAXES: 100 tax assessed acres; 2021 taxes payable in 2022 - \$1,456.90

ZONING: North portion is county zoned R-1 (Rural Residential). South portion of the property is City of North Platte zoned A-1 (Agriculture)

UTILITIES: Property has electric service along the north boundary and you can obtain a domestic well permit for up to 50 gpm from Twin Platte NRD.

BOUNDARY: Property boundary has perimeter fencing that is in various conditions of fair to very poor.

COMMENTS: Rarely will you find an opportunity like this to purchase a secluded acreage located just minutes from North Platte. This site has beautiful mature windbreaks surrounding acres of pasture land. This acreage has no improvements so you can build your own dream home or it could have multiple home sites. The property has a great view of the Platte River Valley; already has electric service to the property boundary; and has black top Twin Lakes Road running along the eastern boundary.



Maps are not survey accurate



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