

# Acreage & Land Auction

*Seller: Pleasant View Farms, LLC*

**Live & Online Auction**

**Friday, July 14, 2023**

**1 p.m.**

**Central Valley Ag, 86288 517 Ave.**

**Royal, NE**

**147.53 Acres  
Acreage,  
Pasture &  
Recreational  
Property**

**Register to Bid Online At:  
[www.aglandrealtyllc.com](http://www.aglandrealtyllc.com)**

## **147.53 Acres. Acreage, Pasture & Recreational Property, North of Orchard, Neb. in Antelope County, selling in 4 Tracts.**

**TRACT 1:** A 10.01 acre secluded, beautiful property with a lot of unique features! This ranch home with custom kitchen cabinets that is open to the dining room and living area. This home features three bedrooms, one full bathroom and laundry room just off the kitchen and a large entry way. You can sit on the front covered patio or the screened in grain bin gazebo that overlooks this beautiful property. The barn has an open loft with sliding doors on each end perfect for large gatherings or an old fashion barn dance. The main floor of the barn has two open sides for lounging or storing tack. There is a stream that runs right through the property along the back side of the barn, perfect for wading and fishing. All these features sit on 8 acres. There is electricity, well, and septic at the living quarters. There are many opportunities for recreational adventures such as hunting, fishing and riding your ATV's on this ranch. This property would make for a great family getaway or company resort.

**TRACT 2:** 16.77 Acres pasture and recreation property. This smaller tract would be perfect for building a house or cabin on the top side of the dam. Plenty of cover for wildlife and excellent grass for grazing.

**TRACT 3:** 52.03 Acres of grass meadow, pasture & prime hunting. This tract has live stream running through the property, tall grasses for haying and prime building spot for building a cabin or home. This piece would make for excellent hunting for deer & turkey.

**TRACT 4:** 68.72 Acres of pasture & prime hunting. Tall grasses for grazing and prime building spot for a cabin or home. This piece would make for excellent hunting for deer & turkey.

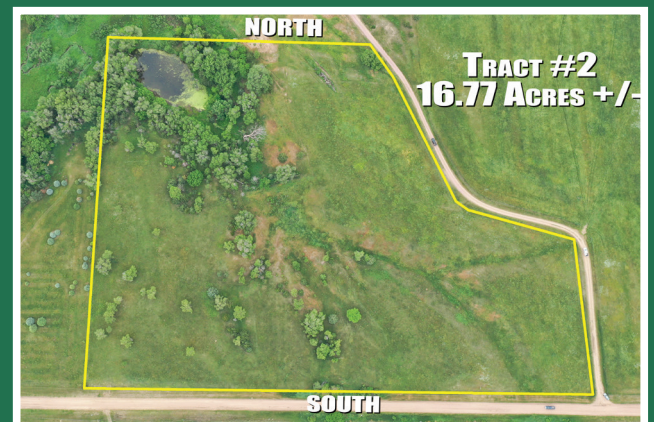
**LEGAL:** SE 1/4 of 21-28N-8W Containing 147.53 Acres.

**ALL 4 TRACTS WILL BE SOLD INDIVIDUALLY.**

**TAXES:** To be determined

**DIRECTIONS:** From Orchard go 3 miles North on 513th Ave then 1/2 mile West on 866th Rd. The farm is on the North side of the road.

**TERMS AND CONDITIONS:** Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before closing August 3rd 2023. The property will be sold to the highest bidder. Buyer will receive possession of the property on the day of closing. Owners policy of title insurance will be divided equally between buyer and seller. Sale is not contingent upon buyer financing. Property is to be sold AS-IS with no warranties or guarantees implied. All bidders are urged to fully inspect the property and rely on their own conclusions. Property is sold subject to any existing leases, easements, restrictions or reservations of record if any. Announcements made the day of the auction will supersede earlier announcements, verbal or written. Ag Land Realty, LLC and its associates are representing the seller as sellers agents and treating the buyer as a customer.



**Joe Aschoff**

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## Ag Land Realty, LLC

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