

ABSOLUTE LAND AUCTION

FEATURING: 44+/- ACRES MEADOW & RECREATIONAL GROUND WITH LOUP RIVER FRONTAGE PLATTE COUNTY, NEBRASKA

AUCTION DATE:
Wed. December 4, 2019
1:00 P.M.

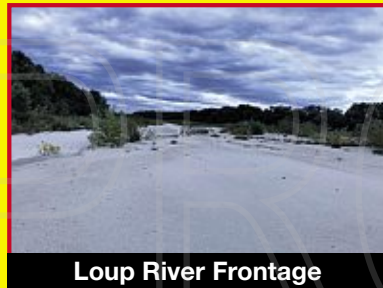
AUCTION LOCATION:
Ramada
265-33rd Ave. Columbus, NE

**PUBLIC INSPECTION VIEWING
WILL BE ONLY ON THIS DATE:
Sat. November 2, 2019 • 12:00-3:00 P.M.**

COMMENT: This is an opportunity to purchase a combination of income producing hay meadow and ¼ mile of Loup River Frontage with recreational value. Only minutes West of Columbus, NE.



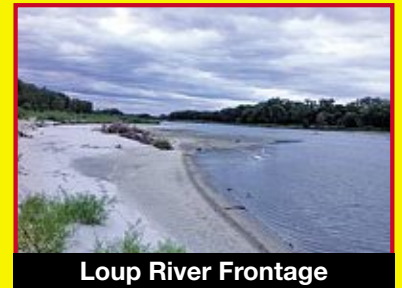
Enclosed Deer Stand



Loup River Frontage



Hunting Hut



Loup River Frontage



View of Meadow



View of Meadow



Deer Hanging Stand



Pump



Enclosed Deer Stand

LEGAL DESCRIPTION:

The NW1/4SE1/4 of Section 15, Township 17 North, Range 2 West of the 6th P.M., Platte County, Nebraska, a/k/a Lot 7 on said Section 15, Township 17 North, Range 2 West of the 6th P.M. and all accretions there to Platte County, Nebraska, together with perpetual easements for ingress and egress.

LAND LOCATION:

From Hwy 81 & 22 Junction West of Columbus, NE, go 4 Miles West to 310 Ave. then 2 Miles South and ¼ Mile West.

PROPERTY DESCRIPTION:

Approximately 44+/- Acres with excellent 4 barb wire fence on the East boundary. Has approximately 6 Acres of hay meadow offering income potential. Also has ¼ Mile of Loup River Frontage and heavy tree cover, offering excellent recreational value for deer, turkey and water fowl hunting. Includes 2 raised enclosed deer stands and minimal improvements. Access to the property is by way of a recorded easement.

2018 REAL ESTATE TAXES:

Platte Co. \$627.08. Parcel ID# 710029554. Seller pays 2019 and prior years taxes. Buyer pays 2020 taxes.

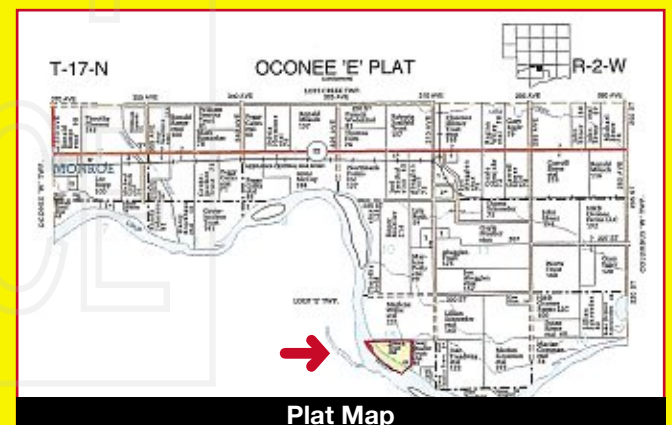
CLOSING: Within 30 days from date of auction. Date to be agreed between Buyer and Seller.

TERMS: CASH, \$20,000.00 non-refundable Down Payment day of Auction and signing of Purchase Agreement, with balance due at Closing. The cost of Title Insurance and the Escrow Closing will be shared 50/50 between Buyer and Seller. Doc Stamps paid by Seller.

POSSESSION: Buyer obtains full possession at Closing.

SURVEY: If survey is required it will be at the expense of the Buyer.

NOTE: INFORMATION BELIEVED TO BE ACCURATE, BUT NOT GUARANTEED. Property offered will be sold 'as is'. Each bidder is responsible for their own inspections and inquiries of the property. Announcements on sale day take precedence over earlier announcements, verbal or written.



Plat Map



Aerial Map

Owners:

Ardean E. Stone, Jamie Wortman, Mandy Schlender, Nicholas Petersen & Jessica Condon

****View our website at www.bussauction.com for additional information****

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1470-25th AVENUE - COLUMBUS, NE • Office Phone: 402-564-7915

Dave Luckey; Real Estate Broker, Appraiser, 402-562-0922 • Brad Luchsinger; Auctioneer, Salesperson, 402-910-8619

