

111+/- ACRE LAND AUCTION

FEATURING: PASTURE, MEADOW & RECREATION GROUND WITH RIVER FRONTAGE

PLATTE COUNTY, NEBRASKA

AUCTION DATE:
Tues. October 22, 2019
1:00 P.M.

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

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



VIEW OF HAY MEADOW



VIEW OF PASTURE

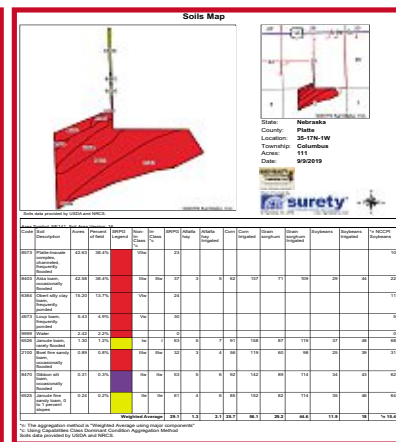


VIEW OF DUGOUT



VIEW OF RIVER FRONTAGE

LEGAL DESCRIPTION: Approximately 7.5 acres (+/-) in the southeast corner of the East Half of the Southwest Quarter of Section Thirty-Five (35), Township Seventeen (17), North, Range One (1) West of the 6th P.M.; and Lots One (1) and Two (2) and the East Forty-One (41) links of Lots Three (3) and Four (4) in Section Two (2), Township Sixteen (16) North, Range One (1) West of the 6th P.M., and all accretions thereto, all in Platte County, Nebraska.



LAND LOCATION: From Hwy 81 & 30 Junction South of Columbus, NE, go 1.5 Miles West then 1 Mile South.

PROPERTY DESCRIPTION: Approximately 111+/- Acres containing 53 Acres of Pasture, 22 Acres of Hay Meadow and 36 Acres Recreational Land with ¼ Mile of Platte River Frontage. Excellent 4 barb wire fencing, dugout for livestock water. Fenced meadow offers excellent grass hay. ¼ Mile of Platte River frontage with trees offers excellent deer, turkey, and water fowl hunting. Located within 3 Miles of Columbus, NE. Access to the property is by way of an assignment of interest in a recorded easement.

2018 REAL ESTATE TAXES: Platte Co. Estimated \$1,783.77. 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, \$100,000.00 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. Subject to tenant removing hay bales.

SURVEY: If survey is required it will be at the expense of the Buyer. Partial survey has been completed.

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.

**Owners: Darlene Sauerwein & Norman Sauerwein (W&H)
and Kathleen Ernst & Edward Harms (W&H)**

Thomas M. Maul, Attorney • Jarecki Maul P.C., L.L.O.

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

VIEWING OF THIS PROPERTY IS BY APPOINTMENT ONLY!

CONTACT:

BUSS REALTY & AUCTION, LLC

"SERVING ALL YOUR REAL ESTATE, AUCTION & APPRAISAL NEEDS"

1470-25TH AVENUE - COLUMBUS, NE

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Brad Luchsinger; Auctioneer, Salesperson, 402-910-8619

