

# 83.57+/- ACRES RECREATIONAL GROUND BOONE COUNTY

# RIVER FOR SALE



## SELLER: TERRI HASELHORST

### LEGAL DESCRIPTION:

Both sides of Cedar River in 23-19-8 Boone County, Nebraska.  
See survey on website of 83.57 acres.

### LAND LOCATION:

Approximately 1.5 miles Southeast of Primerose, Nebraska.

### PROPERTY DESCRIPTION:

83.57 surveyed acres with the the cedar river  
flowing through it. Access by 2 easements.

## RIVER AND BOTH SIDES OF THE CEDAR RIVER

**REAL ESTATE TAXES:** To Be Determined.

### REALTOR'S COMMENT:

Here is a rare opportunity to buy recreational river ground where you are buying both sides of the Cedar River, thus not having to deal with accretion +/-.  
A hunter's dream for deer, turkey, geese, duck and more.



**CLOSING:** 30 days from signing of the purchase agreement or sooner when agreed by both parties.

**TERMS:** 10% non-refundable down payment upon day of signing 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 has full possession at closing.

**SURVEY:** Survey has been completed and paid for.

**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.

**BUSS**  
Realty & Auction, LLC

Call us today! 402.564.7915  
[www.bussauction.com](http://www.bussauction.com)  
2468 18th Avenue | Columbus, NE

**BRAD LUCHSINGER**  
Salesman | Auctioneer  
402.910.8619

**DAVID LUCKEY**  
Broker | Certified Appraiser  
402.562.0922



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RIVER AND BOTH SIDES OF THE CEDAR RIVER  
LOCATED IN BOONE COUNTY



83.57 +/- ACRES  
RIVER & BOTH  
SIDES OF THE  
CEDAR RIVER

More Information at  
[www.bussauction.com](http://www.bussauction.com)

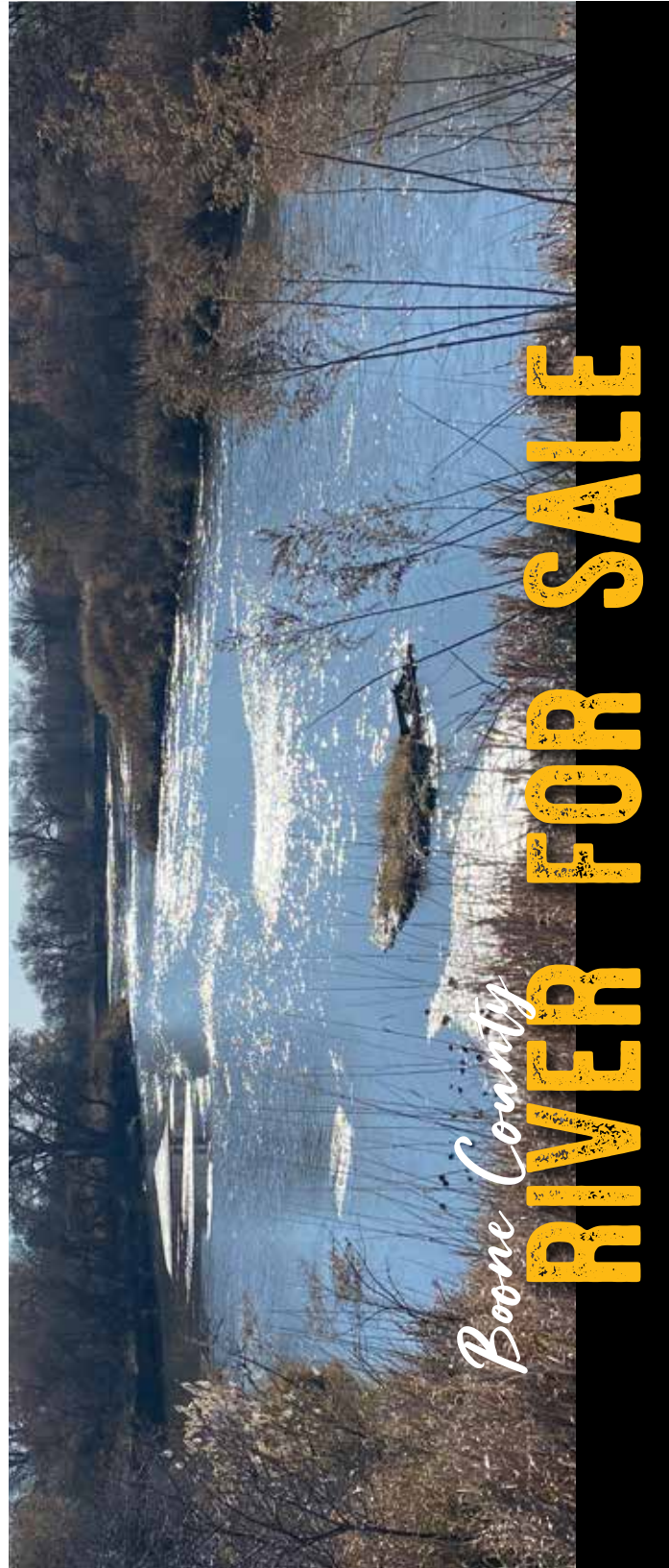
## BUSS

Realty & Auction, LLC   
2468 18th Avenue  
Columbus, NE 68601

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*Boone County*

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CONSIDERING SELLING LAND? LOOK NO FURTHER  
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