

# KEITH COUNTY PIVOT

## ABSOLUTE AUCTION

**November 30, 2018 • 10:30 AM MST**

Auction to be held at the Quality Inn  
201 Chuckwagon Rd., Ogallala, NE



### HIGHLIGHTS

12 miles SW of Ogallala, NE • 159.98± Acres

Here is a nice pivot ¼ in southern Keith County that sells at absolute auction on November 30, 2018. Very good soils and great access on a good county road 3.5 miles west of Highway 61.

129 acres irrigated under a 307 Zimmatic pivot. There is a diesel power unit to run the pump. The well is in need of repair and there is an efficiency test listed on the LashleyLand.com website. Call Scott for more information on the well. Closing to be on or before December 28, 2018.



Listed by: **SCOTT SAULTS** • 308-289-1383  
**LashleyLand.com**

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### TERMS OF SALE

- **Method of sale:** The sale of this property positively sells at Absolute Auction. Property will be offered in 1 parcel. The auctioneer will determine the bid increments.
- **Payment:** 20% deposit required day of auction with the signing of a Lashley Land and Recreational Broker, Inc. purchase agreement. Certified or personal check accepted. The remaining balance will be due on or before closing date.
- **Possession:** Full possession of the property will be given on day of closing.
- **Financing:** This sale is NOT contingent upon financing. Prospective buyers should have all their financial arrangements prior to the auction.
- **Condition:** This property is selling "As Is" condition. There are no warranties expressed or implied to the condition of the home and property.
- **Taxes:** 2018 taxes and previous years real estate taxes paid by the Seller. 2019 taxes will be the responsibility of the buyer.
- **Title:** Seller to convey title by warranty deed. Merchantable title will be made available. The cost of title insurance and escrow fees to be divided equally between buyer and seller.
- **Agency:** All representatives of Lashley Land & Recreational Brokers Inc. are agents of the sellers.
- **Minerals:** All mineral rights owned by the sellers will pass to the buyers, if any.
- **ABSENTEE BIDS:** Bidding via cell phone, and/or on someone's behalf must be approved by Lashley Land & Recreational Brokers, Inc at least 24 hrs. prior to the auction.
- *All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.*  
*Announcements day of sale will take precedence over information provided herein.*



2218 E Walker Road  
 North Platte, NE 69101

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## ABSOLUTE AUCTION

# NOVEMBER 30, 2018



For more details call:  
**SCOTT SAULTS**  
 308-289-1383



*A nice pivot quarter in southern Keith County with good soils, and 159.98± acres.*

See more details + images & maps at:

**LashleyLand.com**