

# BRADY ISLAND AUCTIONS

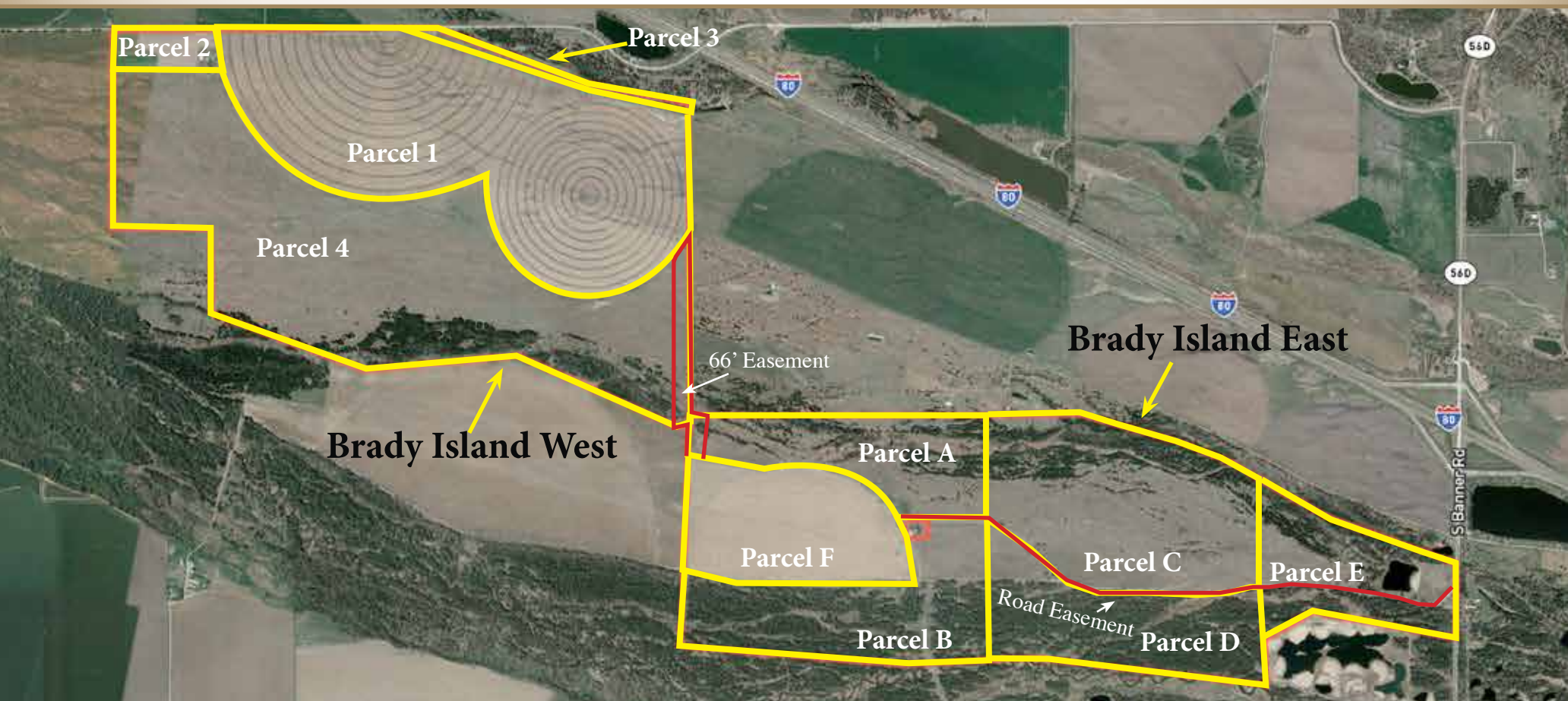
## 2 ABSOLUTE AUCTIONS

**February 13, 2019 • 1:30 PM**

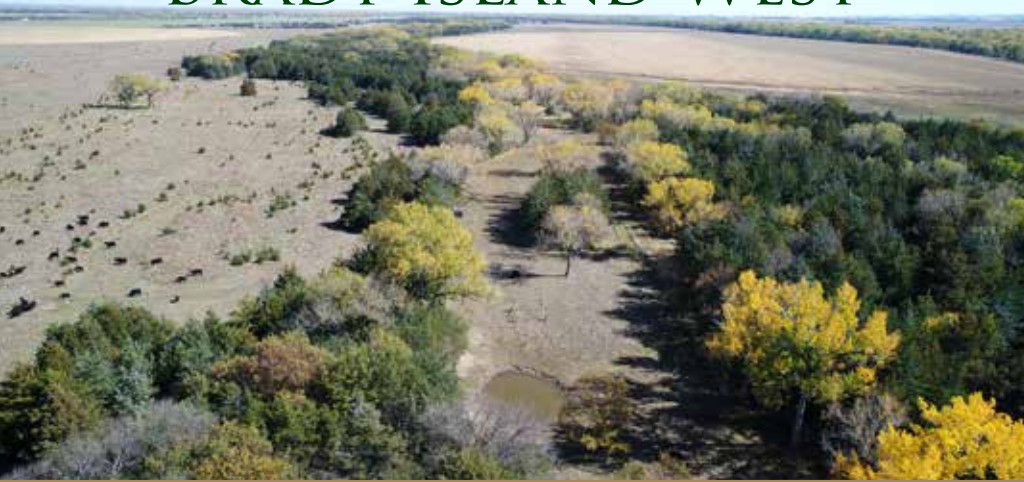
Storm date: February 15, 2019

Auctions to be held at the Nebraska Salt & Grain Conference Center  
 520 10th St., Gothenburg, NE

Two separate property auctions will take place at the same time on February 13th.  
 Both properties are located Southwest of Brady, NE.



### BRADY ISLAND WEST



- Parcel 1:** 336± acres of pivot irrigated crop ground.
- Parcel 2:** 19± acres of pasture and homesite.
- Parcel 3:** 17± acres of accretion and wildlife habitat.
- Parcel 4:** 373± acres of range and some accretion on the south.

### BRADY ISLAND EAST



- Parcel A:** 101± acres of range and tree cover, good habitat and livestock shelter.
- Parcel B:** 122± acres of wooded recreational accretion ground.
- Parcel C:** 165± acres of tree cover, good habitat and livestock shelter.
- Parcel D:** 104± acres of wooded recreational accretion ground and homesite.
- Parcel E:** 83± acres of pasture with some wooded area and a pond. Great building site!
- Parcel F:** 104± acres of pivot irrigated crop ground.

A cooperative marketing effort by:

# 2 ABSOLUTE AUCTIONS

## BRADY ISLAND AUCTIONS

### TERMS OF SALE FOR BOTH AUCTIONS

- **Method of sale:** The sale of this property positively sells at Absolute Auction. Property will be offered in separate parcels. Brady Island West parcels are designated by numbers. Brady Island East parcels are designated by letters. Bidders can bid upon any combination of lettered parcels together, or any combination of numbered parcels together, but bidders will NOT be allowed to combine lettered parcels with numbered parcels. Brady Island West parcels (numbered) must be bid on separately from the Brady Island East parcels (lettered). The auctioneer will determine 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 except for hunting rights on Brady Island West until May 31, 2019. Closing date shall be March 13, 2019.
  - **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.
  - **Survey:** This property is being divided into parcels for the purposes of this auction. Acres per parcel are approximate, and will be verified after sale by survey. The cost of the survey will be divided equally between Buyer and Sellers.
  - **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.
  - All representatives of Lashley Land & Recreational Brokers Inc. and H-D Management 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

PRSR MKT  
US POSTAGE  
**PAID**  
MIDWEST CONNECT

## 2 ABSOLUTE AUCTIONS

# FEBRUARY 13, 2019

For more details call:  
MIKE LASHLEY • 308-530-0134  
or  
JUSTIN PIEPER • 308-532-1228



*2 absolute auctions  
with irrigated  
crop ground,  
pasture land, and  
recreational ground.*



See more details + images & maps at:

**LashleyLand.com**