

## MEYERS FAMILY PARTNERSHIP

# ABSOLUTE AUCTION

**March 19, 2020 • 1:00 PM**

Auction to be held at Holbrook Community Building  
3 Center Ave., Holbrook, NE



## HIGHLIGHTS

Southwest of Holbrook, NE • 281± Acres

- 210.06 ± Irrigated Crop Land • 70.94± Timber/Accretion
- Center Pivot 2017 Valley 7000 6 Tower
- Center Pivot 2998 Valley 8000 7 Tower
- Center Pivot 1991 T and L 9 Tower
- Isuzu 4 cyl diesel
- 2-Ford 300 inline 6's-Propane

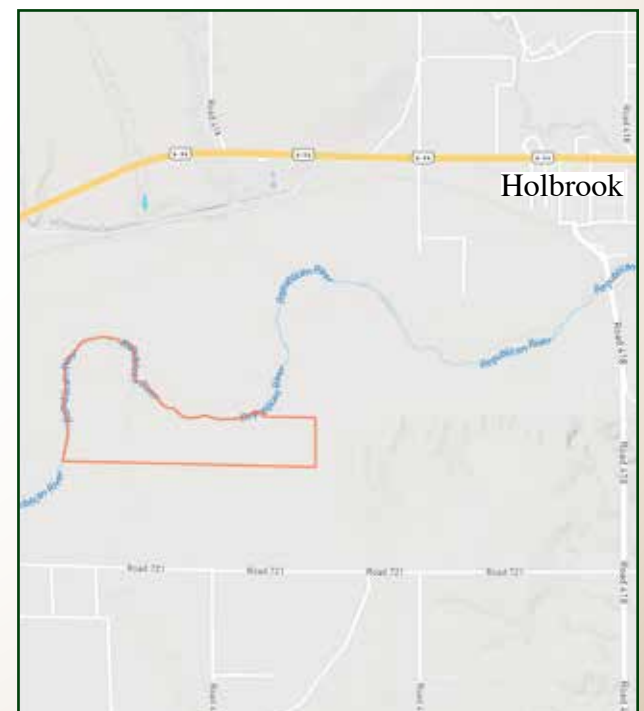
**Legal Description:** 28 4 24 SE1/4NW1/4, SW1/4NW1/4, PT NW1/4NW1/4  
29 4 24 SE1/4NW1/4 S of River, NW1/4NE1/4, NE1/4NW1/4, SW1/4NE1/4, PT E1/2NE1/4

**Taxes:** \$9,721.60 • **Occupation Tax:** \$1,527.20

The Meyers Family Partnership is offering an absolute auction of prime Republican Valley river ground. This property has been in the Meyers family since 1964. It boasts nearly 2 miles of frontage along the South side of the Republican River. This highly productive farm has 204.67 +/- of irrigated crop land and 73.41 +/- of Timber and accretion.

The crop land has been in alfalfa and has been a very productive farm for many years. It has been very well taken care of and on a good fertility program. It typically produces 6-6.5 ton per acre consistently on a yearly basis. There are 89.9 acres allocated 6" per year from the Frenchman Irrigation District for canal water usage.

The timber and accretion ground holds host to deer, wild turkey and occasional waterfowl. The Republican River valley upholds a reputation for trophy whitetail deer and this property does not disappoint! This property has lots of cover live water and hay fields for the perfect combination to have your own recreational property with income potential.





# LAND AUCTION

## MEYERS FAMILY PARTNERSHIP

### TERMS OF SALE

**Method of Sale:** The sale of this property will be via an absolute auction. Property will be offered in one parcel. The auctioneer will determine the bid increments. The Auction date will be March 19, 2020.

**Payment:** 20% deposit required day of auction with the signing of a Lashley Land and Recreational Brokers, Inc. purchase agreement. Certified or personal check accepted. The remaining 80% payment due at closing on April 17, 2020

**Possession:** Full possession of the property will be given upon closing.

**Financing:** This sale is NOT contingent upon buyer's financing. Prospective buyers should make their financial arrangements prior to the auction.

**Condition:** This property is selling in "As Is" condition. There are no warranties expressed or implied to the condition of the home or property.

**Taxes:** 2019 and previous years real estate paid by the Seller.

**Title:** Seller to convey title by warranty deed. Merchantable title will be made available. The cost of the title insurance and escrow closing fees to be divided equally between the buyer and seller.

**Agency:** All representatives of Lashley Land & Recreational Brokers, Inc. are acting as agents of the seller.

**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

# MARCH 19, 2020

For more details call:  
BRYAN NORTH • 308-325-2858



*Prime recreational  
and farm land along  
the Republican River.*



See more details + images & maps at:

# LashleyLand.com