

ABSOLUTE AUCTION

March 24, 2020 • 1:30 PM

Auction to be held at the Curtis Community Building
 201 Garlick., Curtis, NE



3 TRACTS › MAYWOOD, NE › 2,371.13± ACRES

Parcel 1

Dryland: 111.11± Acres
 Grass: 473.44± Acres
 Roads: 8.26± Acres
 TOTAL: 568.81± Acres
 Estimated Taxes: \$4,853.28

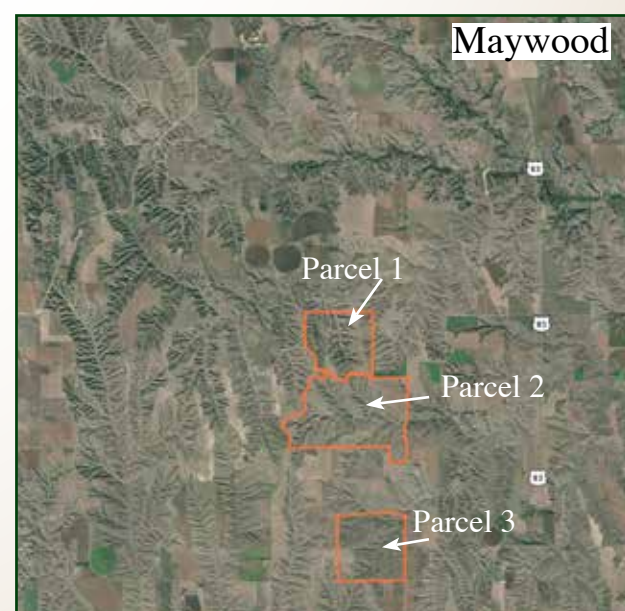
Parcel 2

Dryland: 144.29± Acres
 Grass: 959.89± Acres
 Roads: 10.99± Acres
 Site: 6.72± Acres
 TOTAL: 147.6± Acres
 Estimated Taxes: \$8,939.94

Parcel 3

Dryland: 55.23± Acres
 Grass: 595.91± Acres
 Roads: 5.29± Acres
 TOTAL: 656.43± Acres
 Estimated Taxes: \$5,007.48

This is a fantastic opportunity to invest in productive hardland canyon range with complementary dry crop land for winter feeding. All three parcels are very well watered and cross-fenced, and the owner has taken a great deal of time and care building solid fences and being aggressive on invasive cedar removal. The dryland plots are flat and have excellent soils. Much of the property has either been cleared with prescriptive controlled burns, or cleared by hand. However, a perfect amount of cedars left in the draws provide ample shelter for the thousands of deer in this area. While much of the deer in this area are Mule deer, the Owner reports seeing Whitetails around on a regular basis. Deer and Turkey need only to come up from the draws to feed on the dryland crops, feeling safe that cover within the draws are only seconds away. Frontier County offers some of the best pheasant and quail hunting in Nebraska, and they are also tucked into the sheltered draws in winter, just waiting for you and your dog to find. The numerous stock wells and stock dams provide ample water for cattle and wildlife alike. Any one of these parcels could be a profitable investment while providing great hunting opportunity.



ABSOLUTE AUCTION

FRONTIER COUNTY RANGE, FARM, AND WILDLIFE

TERMS OF SALE

Method of Sale: The sale of this property will be via an absolute auction. Property will be offered in three parcels. The auctioneer will determine the bid increments. The Auction date will be March 24th, 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 24th, 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.

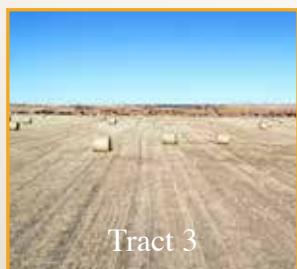
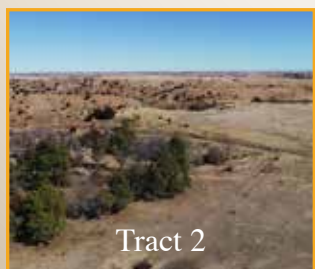
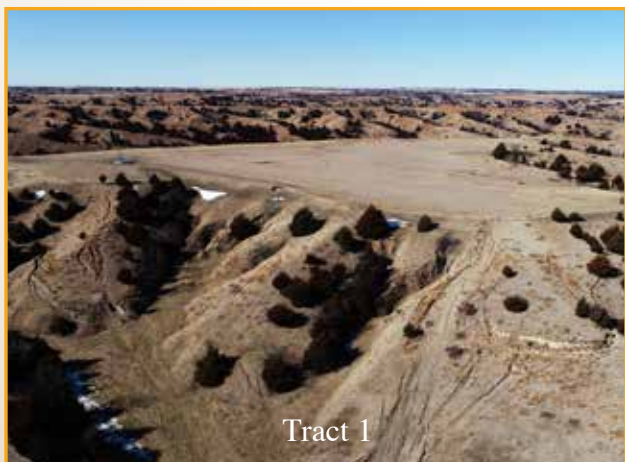


2218 E. Walker Road
 North Platte, NE 69101

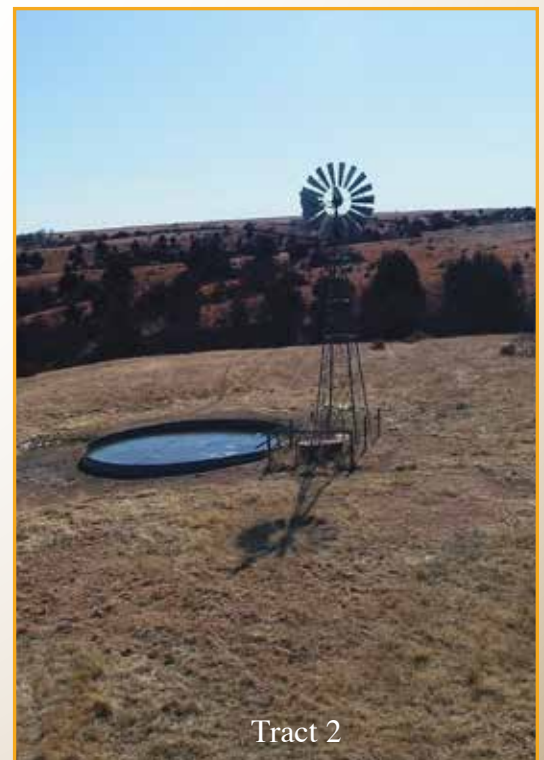
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ABSOLUTE AUCTION MARCH 24, 2020

For more details call:
 SCOTT SAULTS • 308-289-1383
 or
 JORDAN MAASSEN • 308-530-8463



*2,371± acres
 selling in 3 tracts.
 All tracts
 are located
 South of Maywood.*



See more details + images & maps at:

LashleyLand.com