

# ACREAGE AUCTION

L-2100651



## Highlights:

- House needs finished
- Large shop with concrete floor
- Two-car work area east of the shop

## Aerial Map



**8.05+/- Acres • Custer County, Nebraska**

**Saturday, October 9, 2021 • 10:00 AM**

**Custer County 4-H Building, Broken Bow, Nebraska**



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For additional information, please contact:

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## Property Information

**Property Location:** 46197 Road 799, Arcadia, Nebraska. Nine miles east of Westerville on Highway 70 to 462 Avenue then one mile north to Road 799, located on the west side of the road.

**Legal Description:** Contact agent for complete legal description.

**Property Description:** Selling will be an acreage with a home with four bedrooms and two bathrooms. This is a project home. There is also a large shop with concrete floor with an attached two-car work area on the east side all on 8.05 acres.

**2020 Taxes:** \$3,541.64

## Location Map



## AUCTION TERMS

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes for 2021 payable in 2022 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

**Possession:** Possession will be granted at closing on November 8, 2021 or such other date agreed to by the parties. Subject to 90 days for removal of personal property.

**Earnest Payment:** A 25% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Russell Title and Escrow Co.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Russell Title and Escrow Co. the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on November 8, 2021 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Russell Title and Escrow Co..

**Sale Method:** The real estate will be offered as one tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Seller:** Luke A. Armour