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L-2400184



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FOR MORE INFO!



ONLINE AUCTION

O'Neill, Holt County, Nebraska

Online bidding starts Thursday, April 4, 2024, at 8:00 AM

Bidding closes Tuesday, April 9, 2024, at 10:30 AM

To Register and Bid on this Auction, go to: www.fncbid.com

Highlights:

- **Large, buildable lots offered in four individual tracts**
- **These lots are across the street from O'Neill Public Junior-Senior High School!!**



For additional information, please contact:

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Bidding starts | Thursday, April 4, 2024, at 8:00 AM
Bidding closes | Tuesday, April 9, 2024, at 10:30 AM

To register and bid go to: www.fnctbid.com

Property Information

Property Description:

Here is your opportunity to own a really nice lot in a great location! There are four lots being sold in four individual tracts. These lots would be a great place to build your dream home! Call agent for details.

Dedication and Restrictive Covenants of Lichty Subdivision available upon request.



Tract 1

Legal Description:

- Lot 1, of Lichty Subdivision, a subdivision of Block "C" of McCafferty's Second Addition to the City of O'Neill, Holt County, Nebraska.

Lot Size:

- 122.63' x 142.61'

2023 Taxes:

- \$57.36 (Estimated)

Location:

- Tract 1 is adjacent to Tract 2.



Tract 2

Legal Description:

- Lot 4, of Lichty Subdivision, a subdivision of Block "C" of McCafferty's Second Addition to the City of O'Neill, Holt County, Nebraska.

Lot Size:

- 122.51' x 141'

2023 Taxes:

- \$54.74 (Estimated)

Location:

- Tract 2 adjacent to Tract 1.



Tract 3

Legal Description:

• Lot 3, of Lichty Subdivision, a subdivision of Block "C" of McCafferty's Second Addition to the City of O'Neill, Holt County, Nebraska.

Lot Size:

• 122.63' x 138.74'

2023 Taxes:

• \$56.18 (Estimated)

Location:

• Tract 3 is adjacent to Tract 4.



Tract 4

Legal Description:

• Lot 5, of Lichty Subdivision, a subdivision of Block "C" of McCafferty's Second Addition to the City of O'Neill, Holt County, Nebraska.

Lot Size:

• 122.52' x 141'

2023 Taxes:

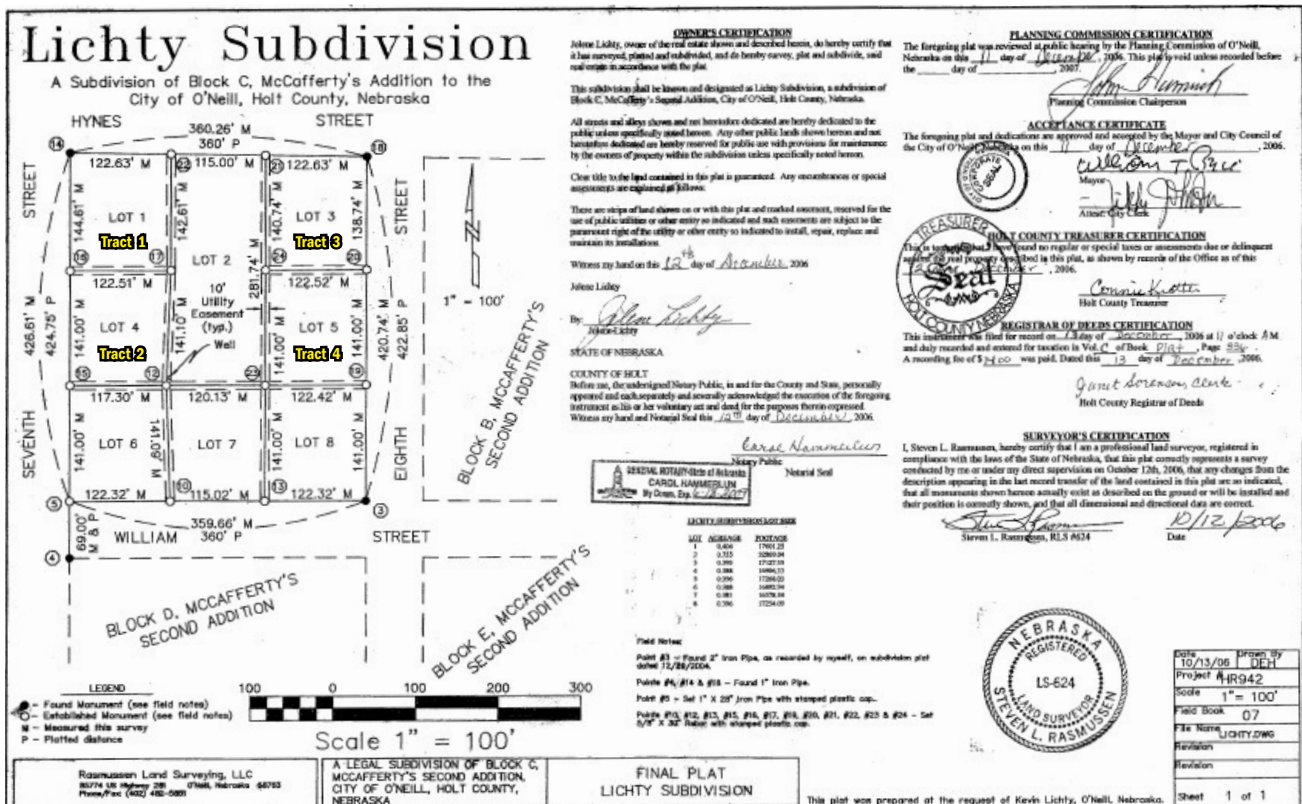
• \$56.18 (Estimated)

Location:

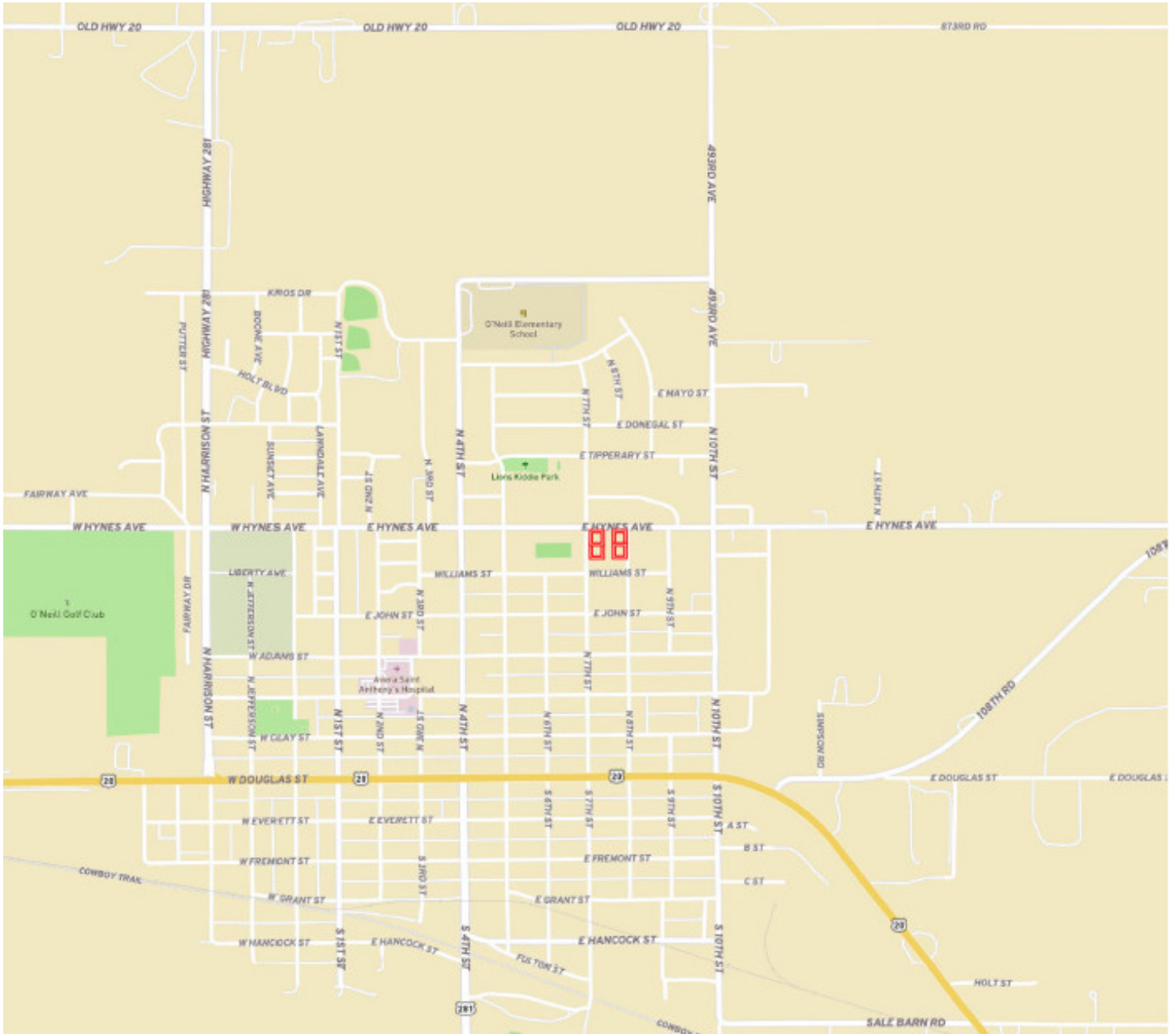
• Tract 4 adjacent to Tract 3.



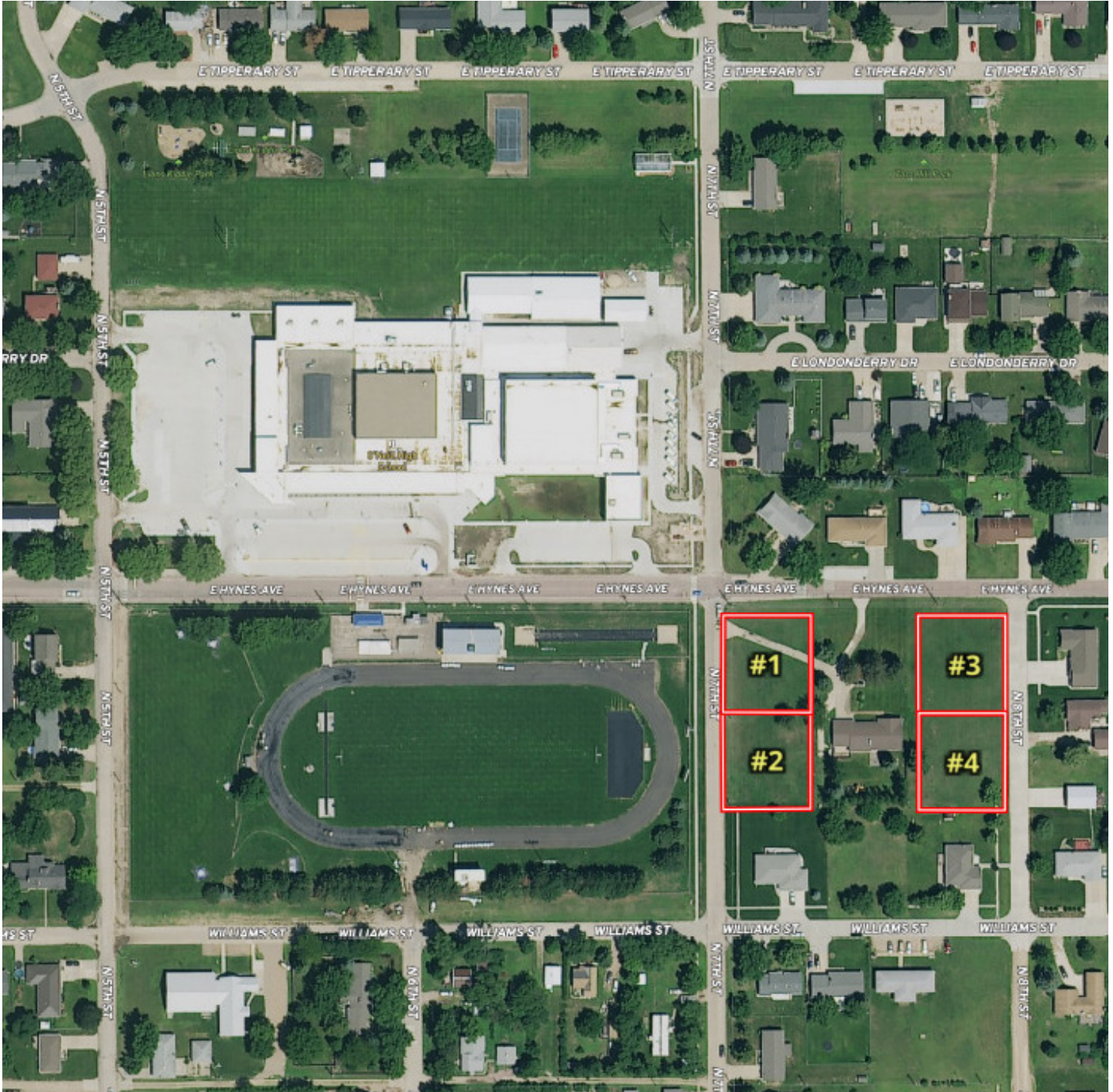
Property Survey



Property Location Map



Aerial Map



www.FarmersNational.com/ONeill

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock

Online Auction Terms

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

Taxes: Real estate taxes will be prorated to closing.

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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on May 2, 2024, or such other date agreed to by the parties.

Earnest Payment: A 10% 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 McCarthy Abstract Title & Escrow Company of O'Neill.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title & Escrow Company of O'Neill, 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 paid equally by the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on May 2, 2024, 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 McCarthy Abstract Title & Escrow Company of O'Neill.

Sale Method: The real estate will be offered in four individual tracts. All bids are open for advancement starting Thursday, April 4, 2024, at 8:00 AM, until Tuesday, April 9, 2024, at 10:30 AM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Cardinal Lake, LLC

Online Bidding Procedure: This online auction begins on Thursday, April 4, 2024, at 8:00 AM. Bidding closes on Tuesday, April 9, 2024, at 10:30 AM.

To register and bid on this auction go to: www.FNCBid.com

Bidders can also bid in person at the Farmers National Company office located at: 423 East Douglas Street, O'Neill, Nebraska. Farmers National Company personnel will walk through the online bidding process through the main office computer.

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.