

# Absolute Real Estate AUCTION

Tuesday, June 13, 2023 • 6:00 p.m.

*Sale Site: 46716 Willow Springs Road, Burwell, Nebraska*

15.5+/- Acres of Building Site, Hay Meadow & Spring Fed Pond All In Close Proximity To Burwell



**Land Location:** From Burwell, Nebraska travel north on Highway #11 go across river bridge and take the first turn north on Windy Hill Ave for ¾ of a mile, then east on Willow Springs Road for a 1/4 mile to the property located on the south side of graveled road and marked by Wolf Auction signs.

**Legal Description:** A tract of land in the East Half of the Northwest Quarter of Section 13, Township 21 North, Range 16 West of the 6th P.M., Garfield County, Nebraska.

**Acres:** 15.5+/- tax assessed acres. **2022 RE Taxes:** \$2,300.84

**Property Details:** Four bedroom, two bath, 1,288 sq. ft. lodge as base camp for family and friends, a permanent residence or excellent rental. Metal roof, vinyl siding, recent windows, kitchen appliances including a recent gas range, propane heat and central a/c, jet pump well provides water to home.

2007 30'x 60' Utility Building with electricity, primitive bunkhouse with loft and storage on west end, 14' sliding doors facing east accommodating most campers, overhead garage doors on the north along with a walk-thru door. Additional older buildings in need of repair. Multiple hydrant placements from submersible well for your garden, trees or animals. 1+/- acres of dry cropland of which is currently leased for this growing season with possession January 1, 2024. Shared spring fed pond with east landowner. Just fertilized, sub-irrigated hay meadow on the south end. Northwest windbreak.

**Personal Property Items To Be Auctioned:** We will be selling a few pieces of personal property including a 2013 Ford F250 silver gas pickup leather interior bedliner 129,128 miles, an older pickup box wagon, 901 Ford tractor, Scamp small pull-type camper, 8' 3pt disk, cattle squeeze chute, Farmall M tractor w/ Dual loader & bucket, small amount of misc shop & hand tools.

**Broker's Comments:** Don't miss this opportunity to purchase a highly coveted, combination parcel that's close to Burwell being offered at absolute auction.

**Agency Clause:** Wolf, Inc. Auction & Real Estate is acting as agents of the seller, with duty to represent seller's interest, and will not be an agent of the buyer.

**Announcements:** Property information provided was obtained from sources deemed reliable, but the auctioneer makes no guarantees as to its accuracy. To be bought in an as-is condition. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All announcements made day of the auction by the auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer. No absentee or telephone bids will be accepted by the auctioneer without prior approval. Owner and auctioneer not responsible for accidents.

**Terms:** 20% down the day of the sale will balance due at closing on or before August 14, 2023 with possession except for the cornfield which will be January 1, 2024. Title insurance premium to be divided 50/50 between buyer and seller. 2023 real estate taxes will be prorated to the date of closing. Announcements and verification made by the Escrow agent or the agents of sale at the date and time of sale shall supersede any prior advertising. Sale is not contingent on buyer financing. **Please call for a private showing.**

**JANICE SEEFUS, OWNER**



**Wolf Inc. Auction & Real Estate**

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