Absolute Real Estate auction

Monday, July 15, 2024 • 5:30 p.m.

Sale Site: 1260 L Street, Burwell, Nebraska







Description: Absolute Real Estate Auction On 27.8+/- Acres Of Dry & Irrigated Cropland, Building Site Consisting Of An AS-IS Three Bedroom One Bathroom Project House, Attached Garage, Machine Shed and Tin Sided Building All Located On The Southwest Corner of Burwell, Nebraska.

Location: 1260 L Street, Burwell, Nebraska. Or At the junction of Highways #91 & #96, go north on Highway #96, then east on L Street continue for 100' then south onto the property and marked by Wolf Auction signs.

Acres: 27.8+/- tax assessed acres.

2023 Real Estate Taxes: $2,819.40

Legal Description: A tract in the West Half of the Northwest Quarter of the Southwest Quarter of Section 23, Township 21 North, Range 16 West of the 6th P.M., AND The North Half of the West Half of the Southwest Quarter of the Southwest Quarter of Section 23, Township 21 North, Range 16 West of the 6th P.M., Garfield County, Nebraska.

Certified Irrigated Acres: 22.2

FSA Information: FSA records records indicate 22.20 cropland acres. There are 16.00 base acres of corn and .50 base acres of wheat for 16.50 total base acres.

Well Information: Well #G-047589 was drilled 6/13/1975, 130' depth with 15' static level, 70' pumping level, pumping 300 gpm.

Zoning: Residential 18.3+/- acre parcel and agricultural 9.5+/- acre parcel.

Broker's Comments: This is an opportunity to purchase a parcel of real estate with unlimited developmental potential.

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. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds. 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 with balance due at closing on or before August 15, 2024 with possession. Title insurance premium to be divided 50/50 between buyer and seller. 2024 real estate taxes will be prorated to the day 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.



CINDY KENTON, OWNER

Wolf Inc. Auction & Real Estate

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