

# Absolute Land Auction

Monday, March 24th, 2025 • 1:00 p.m.

521.23+/- Acres of Hard Grass Pasture, Recreation, Building Site & Irrigated Cropland

*Sale Site: Ord Veteran's Club, 246 S 15th Street, Ord, NE*

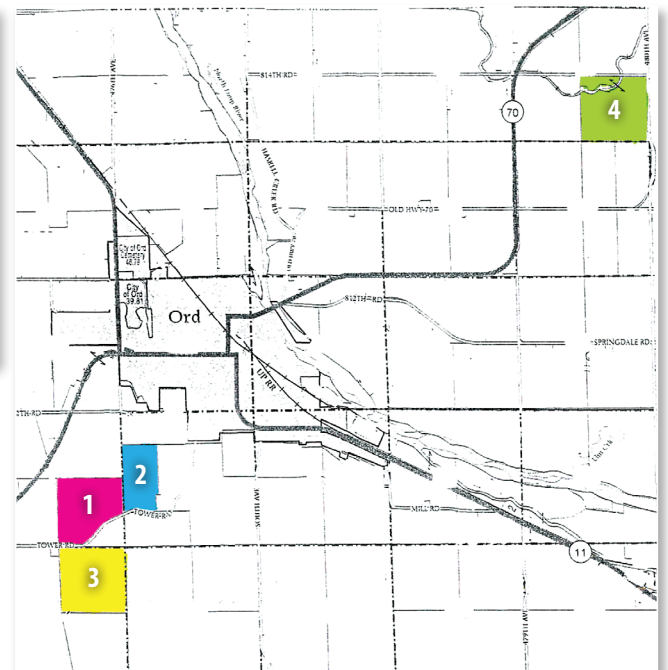
To Be Sold In Four Tracts And Not As A Whole



TRACT 1



TRACT 2



**Tract 1:** (Hard Grass Pasture & Bldg Site)

**Land Location:** From Hwy #70 & 475th Ave (approx. 1½ miles southwest of Ord), travel 1/4 mile south on 475th Ave, then ½ mile east on Tower Road to Tract 1 lying on the north side of the graveled county road. Tract 3 lies on the south side of Tower Road, continue east on Tower Road to adjoining Tract 2 lying on the north side of the road.

**Legal Description:** The Southeast Quarter North of old public road 29-19-14, Valley Co, NE.

**Acres:** 130.73+/- tax assessed acres.

**2024 RE Taxes:** \$2,051.12

**Improvements:** 1975 double wide home, metal shed, barn, pens, windbreaks.

**Rental Income:** \$325/pair with number of head TBD by condition of grass at pasture time. Owner rated at 25 pair.

**Water Information:** Nebraska Department of Natural Resources District records indicate Well #G-127224 was drilled 4-19-2004, 290' depth with 74' static level, 80' pumping level, pumping 17 gpm. Water piped to pens and pasture.

**Tract 2:** (Hard Grass Pasture & Recreational Potential)

**Land Location:** Lies directly east and north of Tract 2.

**Legal Description:** SW4NW4; NW4SW4 of 28-19-14, Valley Co, NE. **Acres:** 80+/- tax assessed acres. **2024 RE Taxes:** \$865.40

**Rental Income:** \$325/pair with number of head TBD by condition of grass at pasture time. Owner rated at 15 pair. **Water Information:** 1 stock dam

**Tract 3:** (Hard Grass Pasture & Livestock Pens)

**Land Location:** Lies directly south of Tract 1.

**Legal Description:** NE4 LESS 1.79 acres in the NW4NE4 of 32-19-14, Valley Co, NE.

**Acres:** 158.21+/- tax assessed acres.

**2024 RE Taxes:** \$1,815.36

**Improvements:** Curvet building and livestock pens.

**Rent Income:** Owner rated at 40 pair. **Water Information:** Submersible well pumps to cistern which is piped to multiple water placements.

**Tract 4:** (Irrigated Cropland, Hard Grass Pasture)

**Land Location:** From Ord, NE travel 2.5 miles northeast on Hwy 70, then 1 mile east on 813A Road then ½ mile north on 480th Avenue to the property on the west side of the graveled road.

**Legal Description:** The SE4 LESS Burwell Sumter Canal 12-19-14, Valley Co, NE.

**Acres:** 152.29+/- tax assessed acres.

**2024 RE Taxes:** \$2,606.78

**Rental Income:** \$15,500 for cropland. \$325/pair with number of head TBD by condition of grass at pasture time. Owner rated at 10 pair.

**FSA Information:** FSA records indicate 113.59 acres of cropland.

**Improvements:** TENANT owned 9 tower pivot & control box.

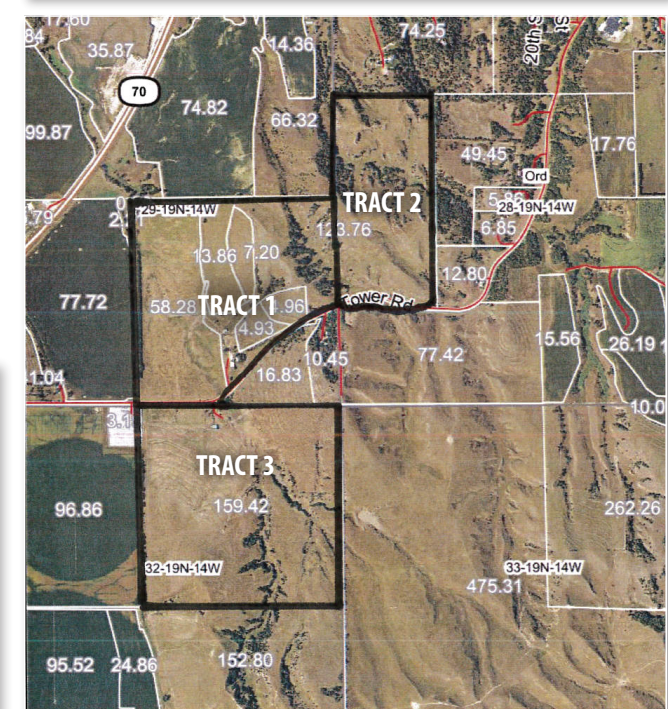
**Water Information:** North Loup Rural Public Power & Irrigation District 2024 records indicate 119.1 acres at \$75/acre for a total of \$8,932.50.

**Broker's Comments:** Don't miss this opportunity to purchase real estate selling at absolute auction! Tracts 1, 2 & 3 are hard grass pasture parcels lying south of the city limits of Ord on Tower Road that offers excellent hunting potential, building site locations with views of Valley County, established pens for your animals or as an investment. Tract 4 offers a mostly flat lying irrigated quarter.

**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:** The four tracts will be offered individually and not as a whole. 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:** 10% down the day of the sale with balance due at closing on or before April 24th 2025. Possession of Tracts 1, 2, 3 & 4 at closing, but subject to the remainder of the existing tenancy until March 1, 2026. Buyer will receive 2025 rental income. Title insurance premium to be divided 50/50 between buyer and seller. 2025 real estate taxes will be paid by the buyer. 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. Call 308-728-3101 for a private showing.



TRACT 3



TRACT 4

**STANLEY E. NOLTE AND GLADYS M. NOLTE REVOCABLE TRUST, OWNER**

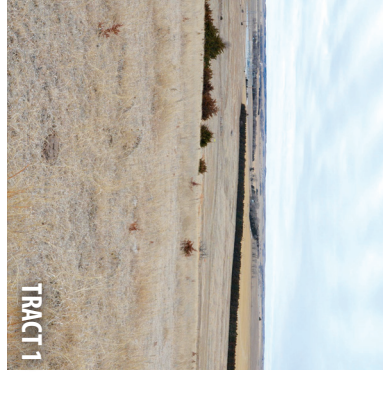
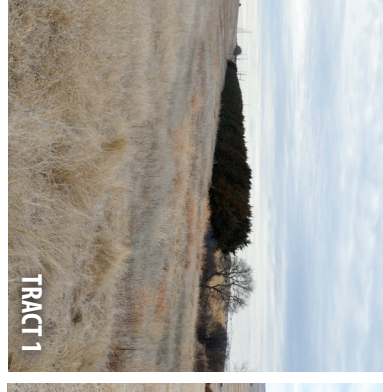
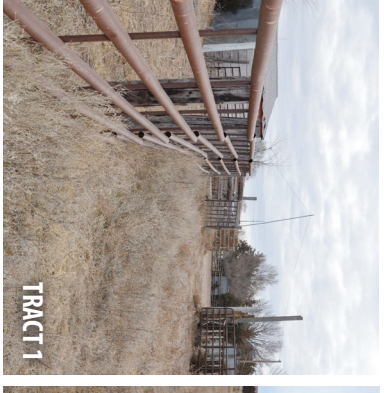
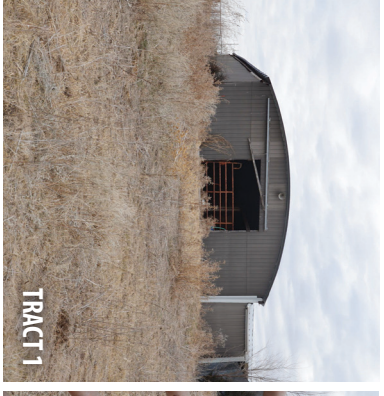
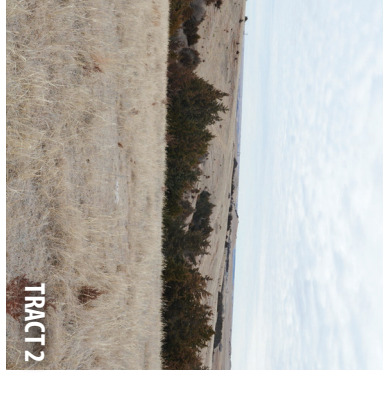
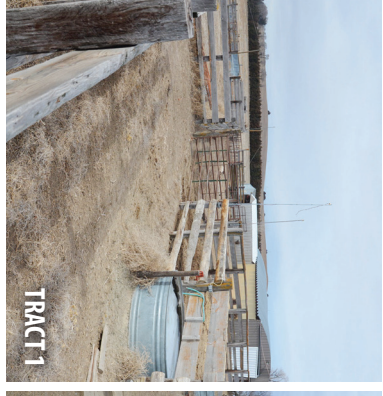


**Wolf Inc. Auction & Real Estate**

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Steve Wolf, Broker & Auctioneer • Jenny Wolf & Kelsey Yeomans, Sales Associate • Coy Wolf & Von Svoboda, Associate Brokers





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