

# Absolute Real Estate AUCTION



159.55+/- Acres of Greeley County Hard Grass Pasture  
Monday, March 17, 2025 • 1:00 p.m.  
*Sale Site: Wolbach Community Center, Main Street, Wolbach, NE*



**Land Location:** From Wolbach, NE travel 6 miles west on Highway #22, continue west for 2 miles on Greeley Road, then 1 ½ miles northwest on Ridge Road to the southeast corner of the property and marked by Wolf Inc. Auction signs.

**Acres:** 159.55+/- tax assessed acres. **2024 RE Taxes:** \$2,379.46

**Legal Description:** The Northeast Quarter of Section 30, Township 17 North, Range 10 West of the 6th P.M., Greeley County, Nebraska.

**Water Information:** Nebraska Department of Natural Resources indicates Well #G-123075 was drilled 8-13-2003, 324' depth with 174' static level, 180' pumping level, pumping 12 gpm located at the building site.

**Lease:** \$4,000 five-month pasture lease for 20 pair from the first of May to the 1st of October with 50/50 share lease on hay.

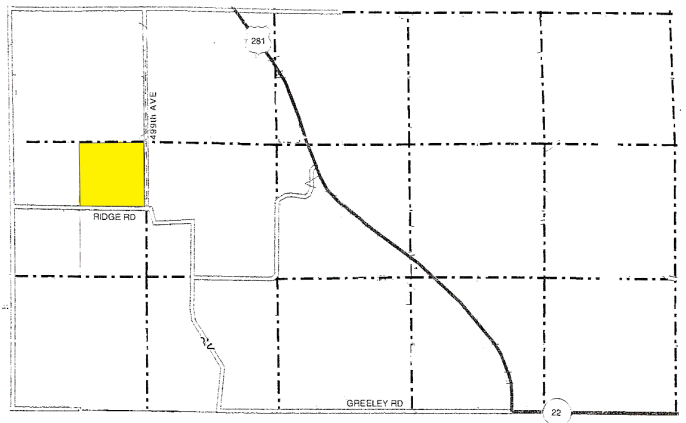
**Broker's Comments:** This is an opportunity to purchase a quarter of hard grass pasture and grass hay. The property shows good hunting and recreational potential.

**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. 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 17, 2025. Possession at closing but subject to the remainder of the existing tenancy until November 15, 2025. 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 or 308-730-1140 for a private showing.



**DALE MUELLER, OWNER**



## Wolf Inc. Auction & Real Estate

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