

Absolute Real Estate AUCTION



Monday, December 8, 2025 • 1:00 p.m.

Sale Site: Ord Veterans Club, 246 S. 15th Street, Ord, NE

239 +/- Acres of Valley County Irrigated Cropland, Pasture & Building Site



Land Location: From Elyria, NE travel 1 mile northwest on Highway #11, turn west onto Flume Road for 7 miles to the property on the north side of the graveled county road and marked by Wolf Auction signs.

Legal Description: The Southeast Quarter of 27-20-16 & The West Half of the Southwest Quarter of 26-20-16, Valley County, Nebraska.

Acres: 239+/- tax assessed acres. **Certified Irrigated Acres:** Lower Loup NRD records indicate 47.83 certified irrigated acres. **2024 RE Taxes:** \$4,878.14

Improvements: 2-4 tower pivots, V8 propane power unit, Lima generator, well gear head, old bldg. site with a 39'x45' quonset, submersible well to pens and water tank placements.

Water Information: Nebraska Department of Natural Resources indicates Well #G-056648 was drilled 11-14-1976, 416' depth with 85' static level, 140' pumping level, pumping 650 gpm.

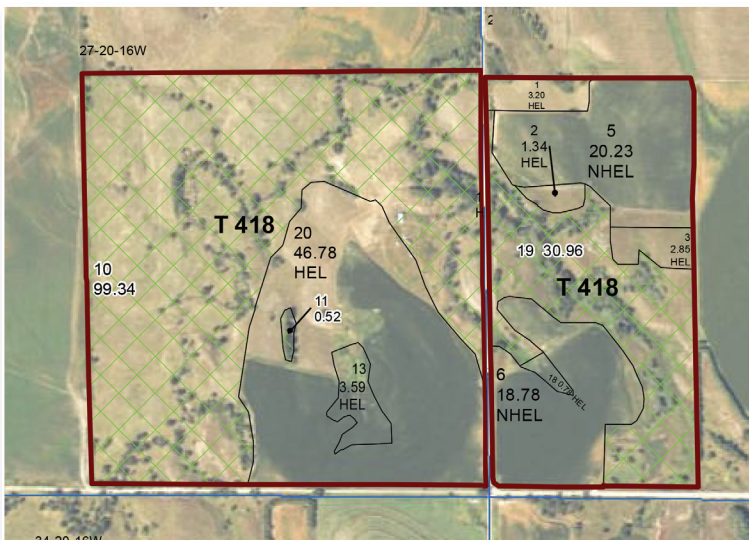
FSA Information: Records indicate 97.55 cropland acres with 1.20 base acres of oats and 47.10 base acres of corn.

Broker's Comments: Opportunity to purchase at absolute auction a well-balanced property with improvements, feed production & summer grazing. This would make an excellent new home site. Please note the one acre Boleszyn Cemetery lying in the southeast corner is not included in the sale of this real estate.

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 January 8, 2026 with possession, but subject to the remainder of the existing tenancy until March 1, 2026. Title insurance premium to be divided 50/50 between buyer and seller. 2025 real estate taxes will be paid by the seller. 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.



**K&K MICHALSKI FARMS LLC,
OWNER**



Wolf Inc. Auction & Real Estate

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