

Absolute Real Estate auCTION

Monday, November 17, 2025 • 1:00 p.m.



Sale Site: Ord Veterans Club, 246 S. 15th Street, Ord, NE
960+/- Acres of Garfield County Sandhills Pasture,
Irrigated Cropland With 11 Tower Half Swing Pivot and Building Site



Land Location: From the junction of Highway #70 & #91 west of Ericson, NE travel 3 miles west on Hwy #91, turn south on 480th Ave for 1 mile to the building site and entrance to the ranch.

Legal Description: S2NW4; S2 of 20-21-13, N2SW4 of 21-21-13, N2 of 29-21-13, NE4 of 30-21-13 all in Garfield County, Nebraska.

Acres: 960+/- tax assessed acres. **2024 RE Taxes:** \$9,459.82 **Certified Irrigated Acres:** 86.0

FSA Information: FSA records indicate 146.76 cropland acres with 57 base acres of corn.

Well Information: Nebraska Department of Natural Resources indicates Well #G-061099 was drilled 4-7-1978, 235' depth with 97' static level, 102' pumping level, pumping 700 gpm.

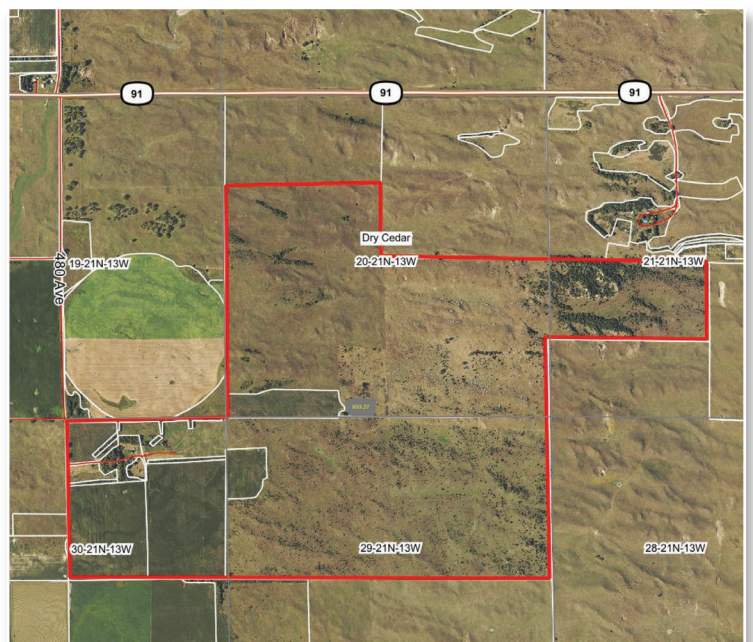
Equipment: Older Zimmatic 11 tower half swing pivot. Diesel cat irrigation power unit, Lima generator, 500 gallon fuel tank. Chemigation tank & pump. Currently occupied 1959, 1,376 sq. ft. 2 bedroom 1 1/2 bath home with unfinished basement. 20'x26' utility building. 18'x70' cattle shed, pens and good load out alley.

Broker's Comments: Balanced sandhills ranch conveniently located just off Highway #91 with good cover, pipeline to six tanks and three hydrants, building site with submersible well and pens, feed production, mature windbreaks along with excellent potential for grouse and deer hunting and recreation.

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 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: 10% down the day of the sale with balance due in two installments the first paid on or before December 19, 2025 and the second on January 7, 2026 with closing. Possession will be 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 for a private showing.



CRAIG STRUCKMAN, OWNER



Wolf Inc. Auction & Real Estate

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