

Absolute Real Estate auCTION



935.71+/- Acres of Garfield County Sandhills Pasture
Wednesday, March 11, 2026 • 1:00 p.m.
Sale Site: Ord Veterans Club, 246 S. 15th Street, Ord, NE



Description: 935.71+/- Acres of Garfield County Sandhills Pasture To Be Sold At Absolute Auction.

Land Location: From the junction of Highways #70 & #91 west of Ericson, NE travel 3 miles West on Highway #91 to the property lying on the north side of the highway and marked by Wolf Auction signs.

Acres: 935.71+/- tax assessed acres. **2025 Real Estate Taxes:** \$8,411.08

Legal Description: The Northeast Quarter; The East Half of the Northwest Quarter; The West Half of the Northwest Quarter; The South Half LESS 4 acres & LESS 10 acres to Hwy all in Section 17, Township 21 North, Range 13 West of the 6th P.M., Garfield County, Nebraska AND The East Half LESS 2 acres & LESS 5.98 acres to Hwy in Section 18, Township 21 North, Range 13 West of the 6th P.M., Garfield County, Nebraska.

Well & Water Information: Nebraska Department of Natural Resources indicates Well #G-116954 was drilled 7-20-2002, 124' depth with 35' static level, 36' pumping level, pumping 10 gpm. Well #G-201326 was drilled 7-19-2024, 145' depth with 38' static level, 40' pumping level, pumping 9 gpm. Two solar wells, two windmills and one stock dam.

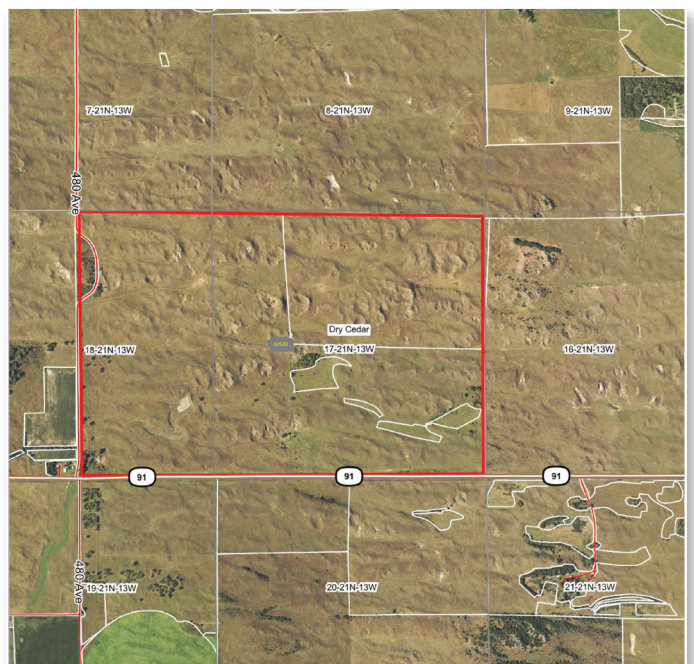
Soils: Primarily Valentine fine and loamy fine sand.

Broker's Comments: This is an excellent opportunity to purchase prime Nebraska sand hills pasture that shows good range management and cedar control with above average fencing and adequate water.

Agency Clause: Wolf, Inc. Auction & Real Estate is acting as agents of the seller, with duty to represent the 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 or 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 at closing on or before April 15th, 2026 with possession. 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.



L&K KERCHAL TRUST/LYNN KERCHAL ESTATE

Carrie Hansen & Heidi McKenna, Co-Successor Trustees



Wolf Inc. Auction & Real Estate

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