

Absolute Real Estate auCTION



1,223.56 +/- Deeded Acres with 634.86 +/- school land lease acres
of Prime Custer County Hard Grass Pasture

Wednesday, March 25, 2026 • 1:00 p.m.

Sale Site: Custer County Fairgrounds, 44100 Memorial Dr, Broken Bow, NE



Description: The Roberts Ranch is located in the heart of cattle country and offers highly productive hard grass pasture with 1223.56 deeded acres plus 634.86 school land leased acres, 18 tank placements, shows good care and with easy access off Highway #21 approximately 6 miles south of Broken Bow, Nebraska.

Land Location: From Broken Bow, Nebraska travel 6 1/2 miles south on Highway #21 to the property lying on both sides of the highway and marked by Wolf Inc. signs.

Acres: 1,223.56 +/- deeded acres. 634.86 +/- school section acres currently leased through 2029 and will be transferred to buyer at closing. **2025 Real Estate Taxes:** \$14,575.02

Legal Description: SE4SW4; S2SE4; Lot 4; Part of Lot 3; Pt of NE4SE4 31-16-20; NW4SW4; S2SW4 32-16-20; Lot 1, S2NE4 All East of Hwy 1-15-21; S2NE4; N2SE4; SE4NW4, Lots 1-5 6-15-20; Lots 3-4; S2NW4 5-15-20; S2SE4; E2SW4 6-15-20; Part in NE4; NE4NW4 7-15-20 all in Custer County, NE.

Land Use: Owner rated at 300 pair for the summer grazing season. The ranch is fenced and cross fenced into approximately five paddocks on the deed land and three on the school section, shows good care and minimal cedar trees. The catch pens are on the west side of the highway, the submersible well and bale yard are located on the east side of the highway and all on the school section.

School Land Lease Information: All of Section 36-16-21 except 5.14 acres, Custer County, Nebraska. The current year school land lease amount is \$34,640.62 which is subject to change from year to year through December 31, 2029 with an improvement amount of \$23,250.

Water: Nebraska Department of Natural Resources indicates Well #G-139601 was drilled 4-12-2006, 164' depth with 117' static level, 121' pumping level, pumping 14 gpm and is located on the school section. There are 2 windmills, 1 dam and piped water to 18 total water tank placements with 4 being on the school section.

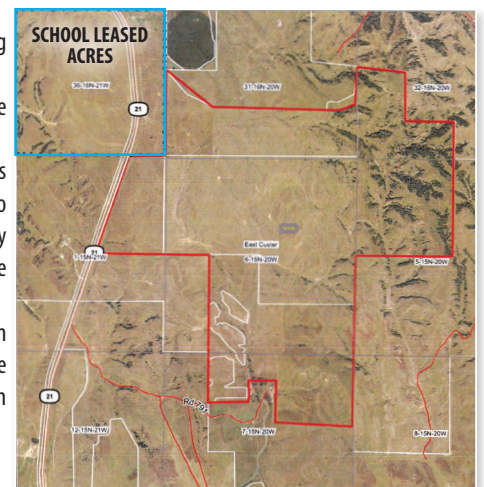
Soils: Primarily Uly-Coly silt loams.

Broker's Comments: Take advantage of this opportunity to purchase Custer County hard grass pasture with the convenience of being in close proximity to sale barns, feedlots and suppliers. This makes for an excellent ranch to summer yearlings or your cow herd.

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 24, 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.



Gary D. Roberts Revocable Trust



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