

# AUCTION

## Platte River Recreational Land

**Tuesday, December 3, 2019 – 5:30 P.M.**

**North Bend VFW- Main Street**

**27.9 acres (More or Less)**

**Saunders County, NE**

**LOCATION:** 3.25 miles east of Morse Bluff, NE - 2 mi North of Co. Rd. X (109/79 spur) on Co. Rd. 23 then east 1.25 miles.

**LEGAL DESCRIPTION:** Parts of Tract 1 and 2 of Beaver Lodge Subdivision located in Section 23, T17N, R6E of the 6<sup>th</sup> P.M. containing 27.9+/- taxable acres per Saunders County Assessor record (Parcel #001529003 & #001529004). Refer to web page for more details.

**PROPERTY DESCRIPTION:** This property is located along the south bank of the Platte River and has a river tributary providing potential waterfowl hunting adjacent to its south boundary. The property is wooded and has access to the Platte River and part of an island. Deer, turkey and small game hunting potential. The tract is secluded from the county road and has a shared private easement access. The property has no building improvements.

**PROPERTY VIEWING ACCOMPANIED BY SELLING BROKER ONLY - Call for an appointment**

### **PATHFINDER COMPANY FARM MANAGEMENT & REAL ESTATE SERVICES**

**1416 East 23rd Street – Fremont, NE**

Office: (402) 721-5055

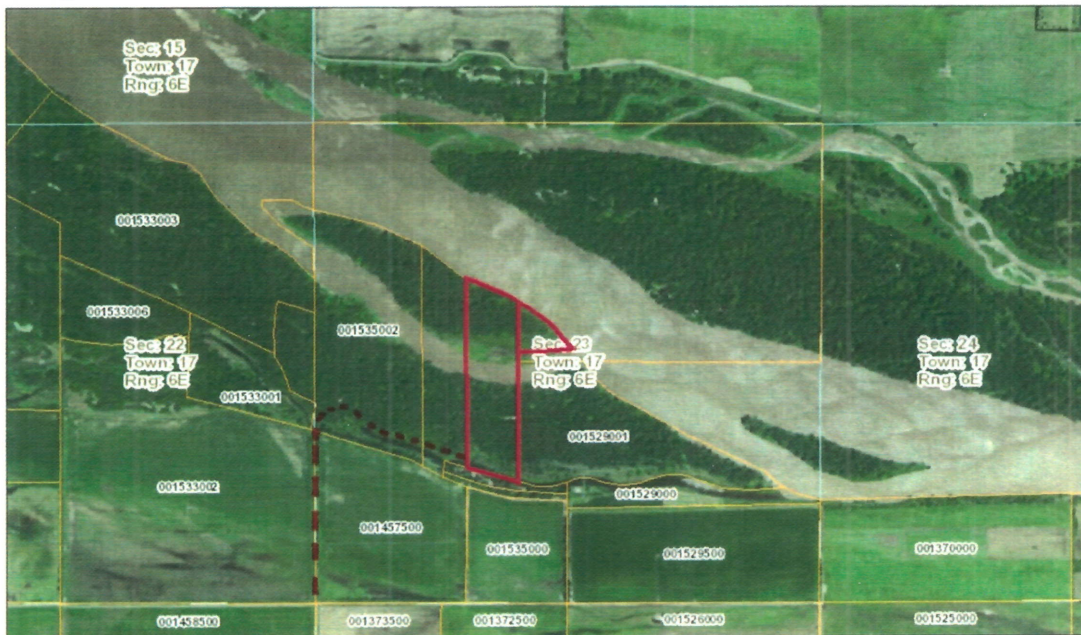


**Roger L. Koertner**  
Broker/Auctioneer  
(402) 720-1196



**Andy Langemeier**  
Broker  
(402) 720-9909

For more details: [www.pathfindercompany.com](http://www.pathfindercompany.com)



October 28, 2019

DISCLAIMER This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis and should not be relied upon for making financial, survey, legal or other commitments.

Parcels  
Sections

Approximate easement access

1:18,056  
0 0.15 0.3 0.6 mi  
0 0.25 0.5 1 km

## Auction Terms

**Mineral Rights:** All mineral interests owned by the Sellers shall be conveyed to the Buyer.

**Property Taxes:** Property taxes for 2019 shall be paid by the Sellers prior to closing. Buyer will assume 2020 and future property taxes. The 2018 taxes were \$798.70.

**Conditions:** Sale is subject to all easements, covenants, and restrictions of record.

**Survey: NO SURVEY OF THE PROPERTY TO BE PROVIDED**

**Method of Sale:** The property will be offered as a single tract only. Final bid acceptance is subject to the approval of the Sellers.

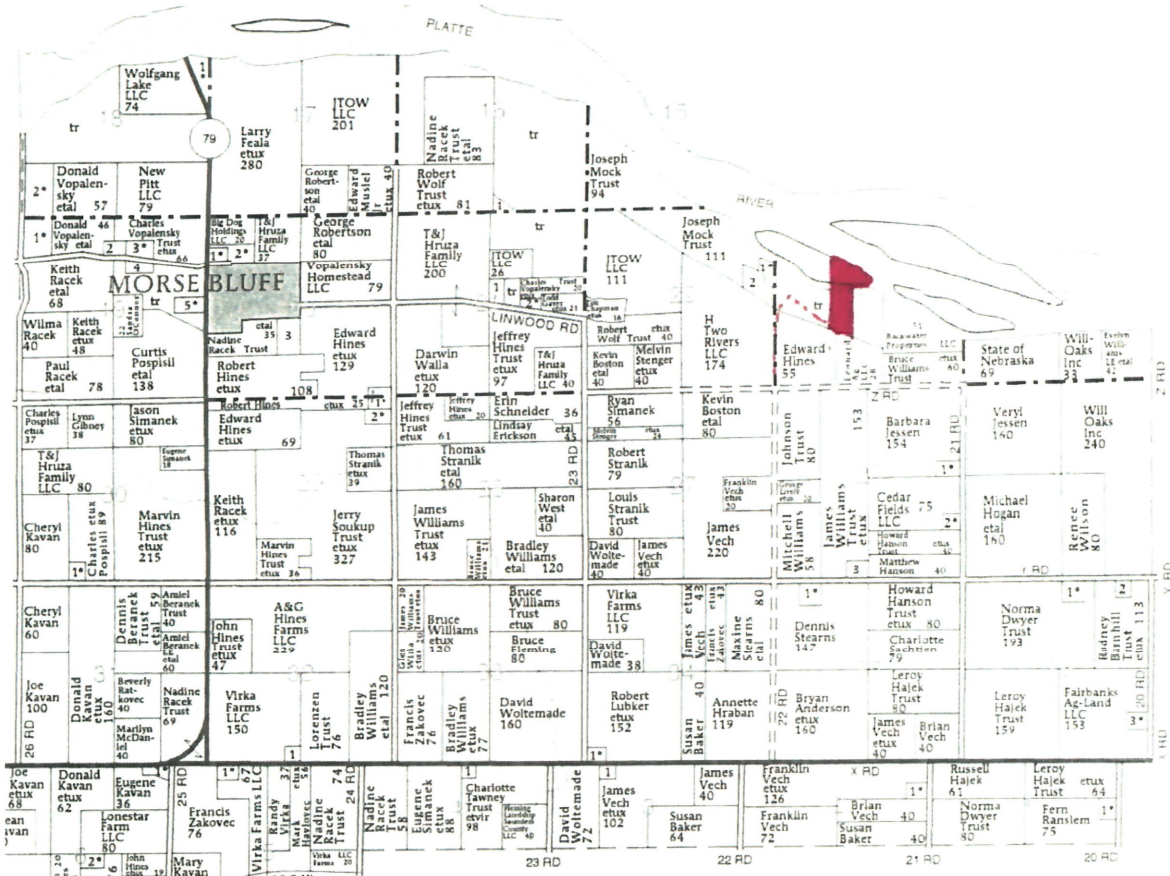
**Terms:** Immediately upon conclusion of the auction, the successful highest bidder will enter into a real estate contract, and deposit with the broker 20% of the bid price as earnest money. All earnest money will be held in the broker's trust account until sale closing. The balance of the purchase price will be due upon delivery of merchantable title. Cash or guaranteed check required at closing. **Sale closing shall be on or about December 30, 2019.** Sale shall **not** be contingent upon Buyer financing. Property is being purchased "as is" with Seller having no obligation to bring the property into lender approved condition.

**Conveyance & Title:** Sellers will furnish the successful bidder a Warranty Deed. Sellers shall provide an owner's policy of title insurance in the amount of the purchase price. The cost of owner's title insurance will be shared equally between Seller and Buyer. Ambassador Title Services, Omaha, NE will be the title company used. Any mortgage policy costs will be charged to the Buyer.

**Possession:** Upon completion of final closing.

**Agency:** Pathfinder Company and its representatives are agents of the Seller.

**Announcements:** Property information provided was obtained from sources deemed reliable; however, the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely upon their own conclusions. Any announcements made the day of the auction by the Auctioneer will take precedence over any previously printed material or oral statements.



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