

MARK WEMPEN ESTATE LAND AUCTION

ABSOLUTE AUCTION ONLINE ONLY ON HIBID.COM

**SELLING 3 TRACTS LOCATED NORTH OF RIVERDALE,
BUFFALO COUNTY, NEBRASKA**

**WEDNESDAY, JANUARY 31, 2024
AT 2:00 P.M. CENTRAL TIME**

**FOR MORE INFORMATION, PICTURES & TO GET REGISTERED TO BID
VISIT: <https://hibid.com/catalog/510974/wempen-estate-land-auction>.**



TRACT #1: 610 +/- ACRES OF BUFFALO COUNTY PASTURE

LOCATED ON GRAND ISLAND ROAD NORTH OF RIVERDALE, NEBRASKA.

LEGAL DECRPTION: LOTS 4-5-6-7-8-9-16-17-18-19-20-21 AND PARTS OF LOTS 3-10-14-15-22 & 23 (610.58) IN SECTION 19, TOWNSHIP 11 NORTH, RANGE 16 WEST, BUFFALO COUNTY, NEBRASKA.

NATIVE PASTURE WITH WELL AND 4 HYDRANT/TANK LOCATIONS AND 1 POND, 2 WINDMILLS, CROSS FENCED, FENCES IN AVERAGE CONDITION.



TRACT #2: 310 +/- ACRES OF BUFFALO COUNTY PASTURE AND CROPLAND

LEGAL DESCRIPTION E1/2 (LESS 10 ACRE BUILDING SITE, TRACT #3) IN SECTION 19, TOWNSHIP 11, RANGE 16 WEST BUFFALO COUNTY, NEBRASKA.

PROPERTY HAS APPROXIMATELY 40 ACRES OF CROPLAND WITH BALANCE IN PASTURE.

WELL LOCATED ON SOUTH END OF PROPERTY.

GOOD ACCESS WITH ROADS ON 3 SIDES.

THERE WILL NEED TO BE FENCE INSTALLED BETWEEN TRACTS 2 & 3 AFTER SALE AT BUYERS EXPENSE.



TRACT #3: APPROXIMATELY 10 +/- ACRE RESIDENTIAL ACREAGE

LEGAL: A PART OF THE SE 1/4 OF THE NE 1/3, SECTION 19, TOWNSHIP 11 NORTH RANGE 16 WEST BUFFALO COUNTY, NEBRASKA.

ADDRESS: 24430 RIVERDALE ROAD PLEASANTON, NE 68866

YEAR BUILT: 1974

SPLIT LEVEL RANCH HOME WITH 5 BEDROOMS, 2 BATHROOMS AND 2 CAR ATTACHED GARAGE. APPROXIMATELY 2492 SQUARE FEET ON MAIN AND BASEMENT LEVELS COMBINED.

PROPERTY HAS MORTON 48' X 76' WOOD FRAMED BUILDING WITH INSULATED DOORS, OFFICE AREA, CEMENT FLOORS, WIRED, GUTTERS, GOOD CONDITION.

SOME CORRALS/LOTS AND CATTLE SHED, AUTOMATIC WATERERS.

FOR MORE DETAILS, PICTURES & TO GET REGISTERED TO BID VISIT: <https://hibid.com/catalog/510974/wempen-estate-land-auction>

IF YOU HAVE QUESTIONS OR WANT TO SET UP A VIEWING CONTACT KEN BRAMER AT 308-233-1669.

TERMS & CONDITIONS:

20% OF PURCHASE PRICE DOWN WITH SIGNING PURCHASE AGREEMENT BY 12 NOON DAY AFTER AUCTION.

EARNEST MONEY WILL BE TRANSFERED TO CLOSING AGENT, NEBRASKA TITLE COMPANY.

PROPERTY SOLD IN ONLINE AUCTION OF 3 TRACTS OFFERED SEPERATLY, NOT IN ANY COMBINATION.

PROPERTY SOLD "AS IS, WHERE IS."

NOT CONTINGENT UPON FINANCING.

BANK LETTER OF CREDIT MUST BE EMAILED TO kenebramer@gmail.com TO BE APPROVED FOR BIDDING.

QUESTIONS CALL KEN BRAMER: 308-233-1669.

PAYMENT TERMS:

NO BUYERS PREMIUM.

PROPERTY SOLD IN ONLINE ONLY AUCTION, NOT CONTINGENT UPON FINANCING.

20% DOWN WITH SIGNING OF PURCHASE AGREEMENT BEFORE 12 NOON ON FEBRUARY 1, 2024.

THE REMAINDER SHALL BE DUE ON OR BEFORE MARCH 1, 2024.

BANK LETTER OF CREDIT REQUIRED.

QUESTIONS CALL KEN BRAMER: 308-233-1669.

TITLE: A TITLE INSURANCE COMMITMENT SHOWING GOOD TITLE WILL BE PROVIDED. THE COST OF TITLE INSURANCE AND ESCROW WILL BE DIVIDED EQUALLY BETWEEN PURCHASER & SELLER (50/50).

POSSESSION: UPON CLOSING TO BE HELD ON OR BEFORE MARCH 1, 2024.

INFORMATION: INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE, ALTHOUGH ITS ACCURACY CANNOT BE GUARANTEED BY THE SELLER AND ITS AGENTS.

WE URGE PROSPECTIVE BUYERS TO INSPECT AND RELY ON THEIR OWN CONCLUSIONS OVER WRITTEN MATERIAL.

AGENCY: KEN BRAMER AND BRAMER AUCTION & REALTY ARE AGENTS REPRESENTING THE SELLER. (SELLER'S AGENTS)

Bramer Auction & Realty

Ken Bramer - Broker/Auctioneer

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www.bramerauction.com