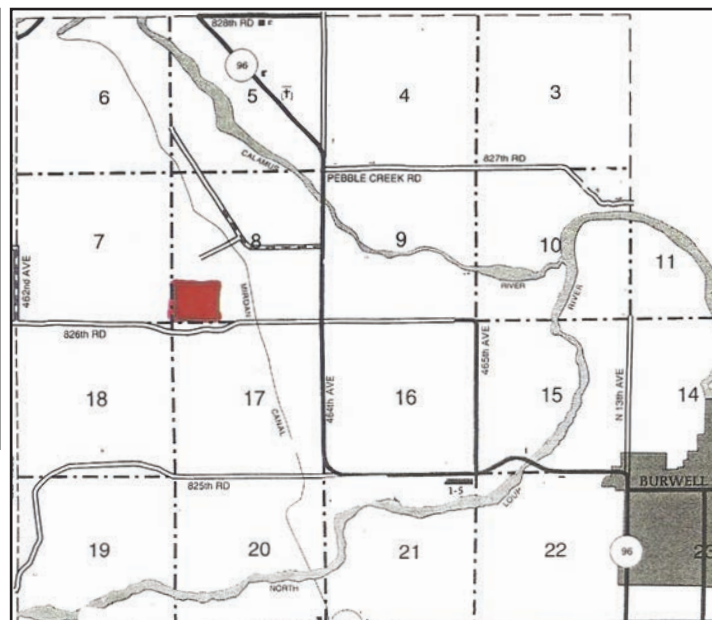


# ABSOLUTE LAND AUCTION

*Approximately 40 Acres of Garfield County Pasture & Rec Ground*

**MONDAY, MAY 9, 2016 • 1:00 P.M.**

*Sale Site at property location.*



**LAND LOCATION:** From Burwell, Nebraska travel approximately 3 miles west and north along Hwy. 96, turn west on 826th Avenue for one half mile to the property on the north side of the road and marked by Wolf Auction signs.

**LEGAL DESCRIPTION:** The Southwest Quarter of the Southwest Quarter of Section 8, Township 21 North, Range 16 West of the 6th P.M., Garfield County, Nebraska.

**ACRES:** Approximately 40 acres. A survey will be completed at Sellers expense for exact acres. Property will be sold according to number of acres surveyed with an ingress/egress road provided across Seller's property.

**ESTIMATED 2016 RE TAXES:** \$1,005.39

**WATER INFORMATION:** No available water source.

**BROKER'S COMMENTS:** This is a rare opportunity to purchase a parcel of ground close to the Calamus Reservoir with no restrictive covenants. The parcel consists of rolling hills with fantastic views and open spaces. Electricity runs along the south side of the property.

**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 auction with balance due at closing on or before June 9, 2016 with possession. Title insurance premium to be divided 50/50 between buyer and seller. 2016 Real Estate taxes will be prorated to the date of closing. 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.



**LINDA HARPSTER AND JANET HARPSTER, OWNERS**

**WOLF INC. AUCTION & REAL ESTATE**

1514 L Street, PO Box 328, Ord, NE • 308-728-3101 • [wolfnebraska.com](http://wolfnebraska.com)

Steve Wolf, Broker & Auctioneer

Dani Knott, Sales Associate • Coy Wolf & Von Svoboda, Associate Brokers

