

# LAND AUCTION

## SENECA RANCH

NOVEMBER 4, 2021 at 1PM MST

LARIAT AUDITORIUM

SW Corner of Hwy. 2  
& Hwy. 97 in Mullen, NE



**Don Walker**  
Listing Agent  
308.764.7175



**Brad Atkins**  
308.530.9012

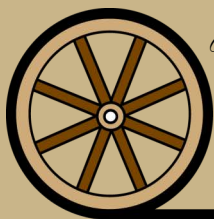


**Dallas Dodson**  
402.389.0319

2,145 TOTAL ACRES  
2 TRACTS - 1 COMBINATION

**CONTACT: Don Walker, Listing Agent - 308.764.7175**

*Brad, Atkins, Dallas Dodson, Mike Polk, Bruce Dodson, Chase Dodson,  
Tony Eggleston, Brian Reynolds, Mike Wilken*



*Offered Exclusively By:*

## **AGRI AFFILIATES, INC.**

***Providing Farm - Ranch Real Estate Services***

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

**NORTH PLATTE**  
401 Halligan Dr.  
North Platte, NE 69103  
www.agriaffiliates.com  
**(308) 534-9240**



# CALL US FOR MORE INFORMATION!

## NOVEMBER 4, 2021 at 1PM MST

Lariat Auditorium - SW corner of Hwy. 2 & Hwy. 97 in Mullen, NE

**PROCEDURES:** Real Estate Auction with Reserve for ILW Vallentine Assoc. The property will be offered in 2 parcels and in combination. The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction.

**TERMS & CONDITIONS:** This cash sale requires a 15% earnest deposit at signing of the Purchase Agreement immediately following the Auction. The balance of the purchase price is payable in certified funds at Closing, on or before December 2, 2021. **There is no contingency for financing.** Sellers to convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of Title Insurance and an Insured Closing by the Title Company will be shared 50/50 by Seller/ Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. The property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of any portion of the property. Auction conducted as a **Seller Reserve Auction.**

**Possession** - Full possession at Closing, subject to existing tenant lease ending no later than Jan. 15, 2022.

**Taxes** - Seller to pay 2021 real estate taxes. Buyer to pay 2022 real estate taxes.

**Minerals** - All owned oil, gas, and mineral rights pass to Buyer.

**Acreages** - No warranty is expressed or implied as to exact acres included in the parcel. Legal description is subject to existing fence and field boundaries.

**Internet Online Bidding** - Bidding online will be offered to buyers. To qualify as an online bidder you must first complete a required **phone interview** with Agri Affiliates and provide bank reference information if requested. Buyer will set up bidder account, user name and password in the online bidder platform. Your final approval as an online bidder must be completed **48 hours prior to the Auction.**

### PARCEL 1:

**LEGAL DESCRIPTION:** All Section 1 & 2-T23N-R31W of the 6th P.M., Hooker County, NE

**TAXES & ACRES:** 1,145.86 Tax Assessed Acres - 2020 Real Estate Taxes due in 2021: \$4,252.62

**WATER:** Pipeline water coming from Parcel 2 supplying water to 4 tanks, 3 windmills

**COMMENTS:** Excellent sandhill range cross-fenced into 3 pastures. West pasture has 2 water site. Middle pasture has 1 water site, serviced by both a windmill & pipeline water. East pasture has 2 water sites.

**ACCESS:** Historic access and by a recorded access easement.

### PARCEL 2:

**LEGAL DESCRIPTION:** All Section 10; SW1/4NW1/4, NW1/4SW1/4 Section 11; and NW1/4, N1/2SW1/4, NW1/4NE1/4 Section 15 all in T-23N-R31W of the 6th P.M., Hooker County, Nebraska

**TAXES & ACRES:** 1,000 Tax Assessed Acres - 2020 Real Estate Taxes due in 2021: \$3,830.72

**WATER:** Pipeline water supplying water to 5 tanks, 1 windmill

**COMMENTS:** Excellent range with a modest set of improvements and older house. 2 mature shelterbelts. Excellent access off county road. If sold as two parcels an access easement across Parcel #2 for the benefit of Parcel #1 will be reserved.

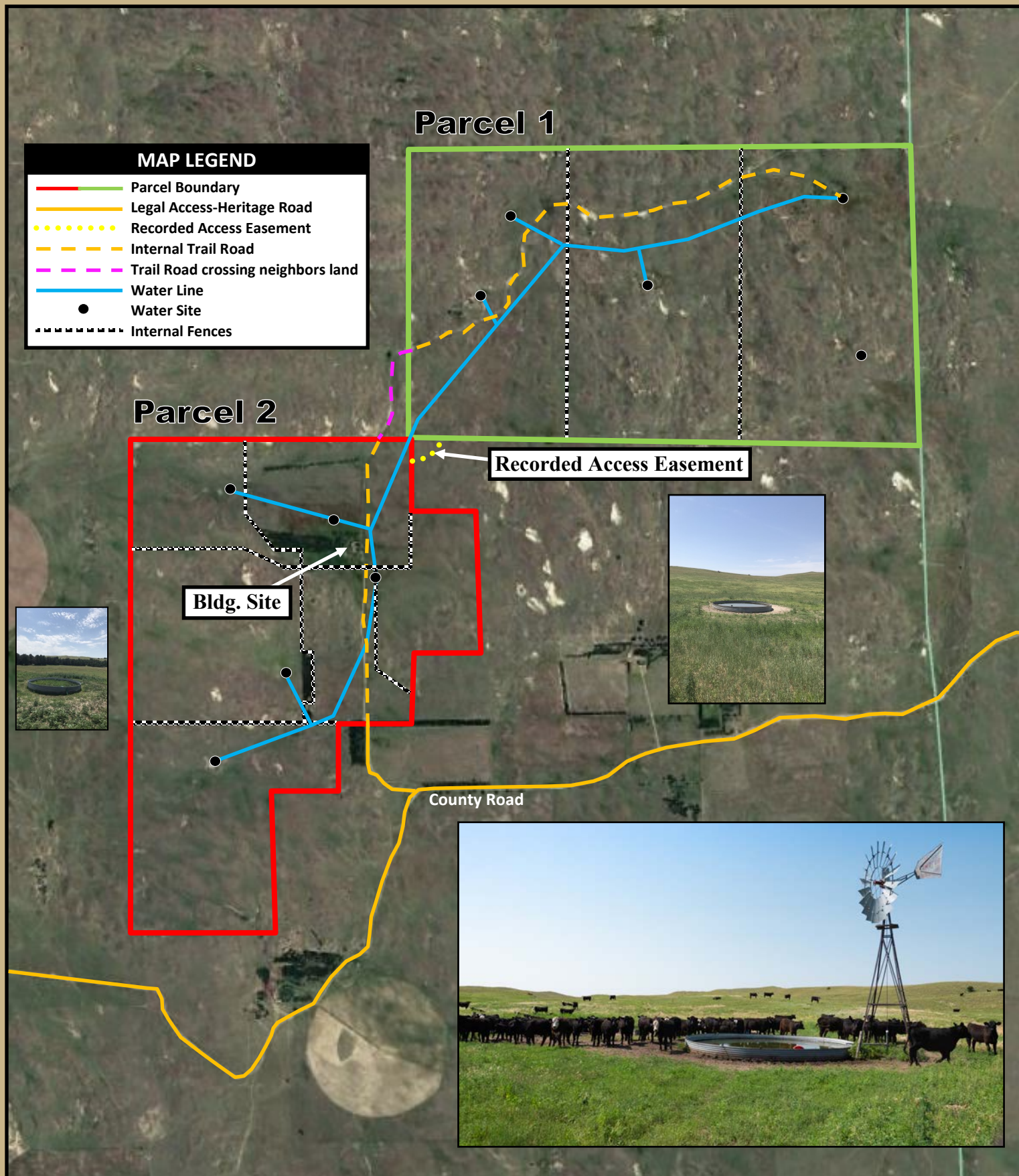
### COMBINATION:

**LEGAL DESCRIPTION:** All Section 1, 2, 10; SW1/4NW1/4, NW1/4SW1/4 Section 11; and NW1/4, N1/2SW1/4, NW1/4NE1/4 Section 15 all in T-23N-R31W of the 6th P.M., Hooker County, Nebraska

**TAXES & ACRES:** 2,145 Tax Assessed Acres - 2020 Real Estate Taxes due in 2021: \$8,083.34

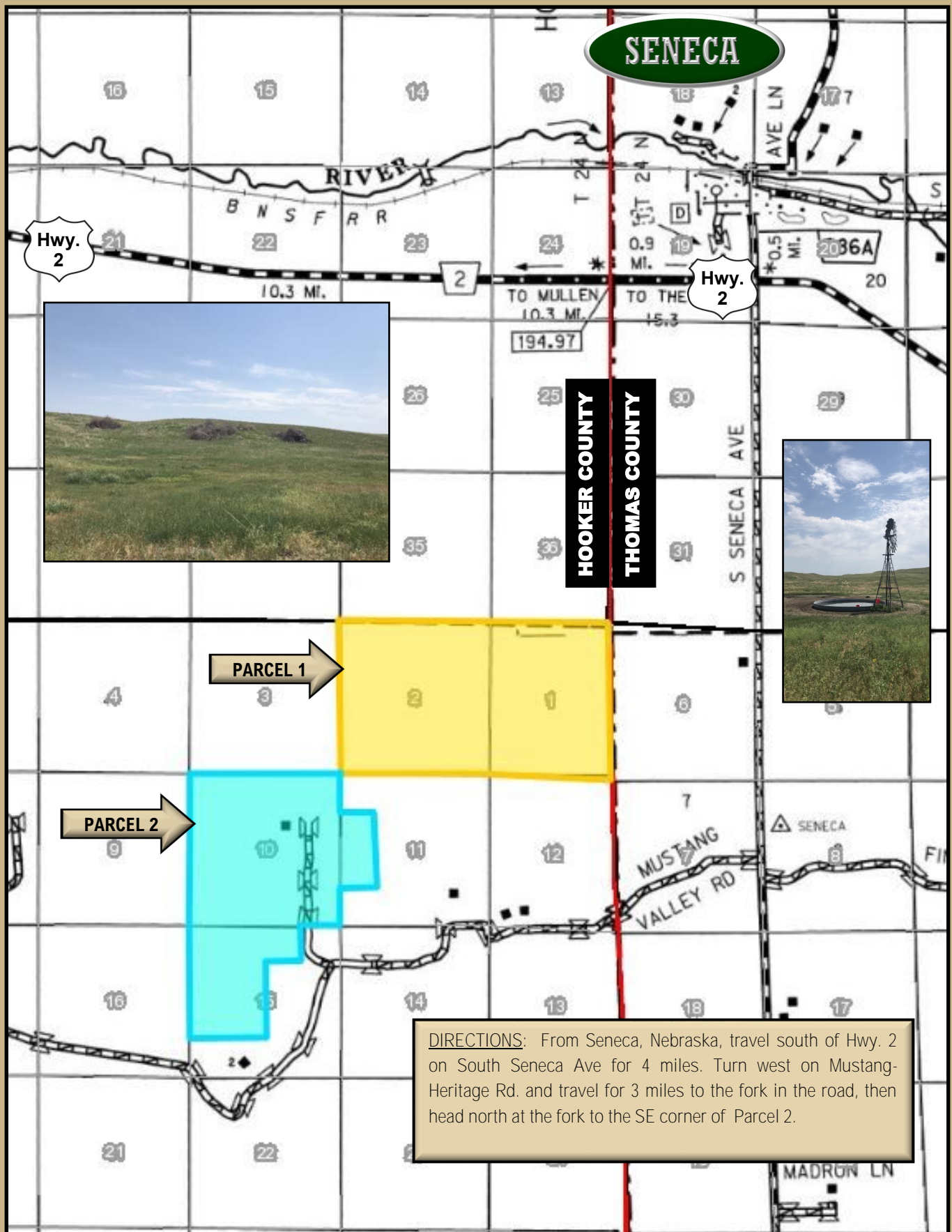
**WATER:** Pipeline water supplying water to 9 tanks, 4 windmills

# SITE MAP



308.534.9240 - [agriaaffiliates.com](http://agriaaffiliates.com)

# LOCATION MAP



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