

Evelyn Durner Estate

ABSOLUTE REAL ESTATE AUCTION

Along with personal property

Saturday, October 5, 2024

326 West Hwy 23 - Wellfleet, NE

Directions from State Farm Rd and Hwy 83 at North Platte: 18 miles south on Hwy 83 to Hwy 23 junction & a half-mile west.

Personal Property at 10:00 – Real Estate offered at 12:00 CT

148.39 acres with 1,022 sq ft, older 2-bedroom home and other outbuildings. Nicely located 18 miles south of North Platte, 20 miles east of Wallace or 21 miles north of Curtis.



Legal Description: PT N1/2 20-10-30 (148.39A) Lincoln Co., Nebraska. **Taxes:** 2023 - \$2,563.

Terms & Conditions: Price to be determined at public auction on Saturday, October 5, 2024. A non-refundable earnest money deposit equal to 20% of the purchase price required day of auction with signing of the purchase contract. The deposit will be applied to the purchase price with the balance due in certified funds at closing on or before November 1, 2024. The sale of the property is not contingent upon financing, all financial arrangements must be made prior to sale date. Title insurance and escrow closing costs to be split 50/50 between buyer & seller. The 2024 taxes will be prorated to the date of closing based on the 2023 amount. Each buyer is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property prior to the auction date, including asbestos, mold, lead based paint, contaminated soil or any other. Parcel to be sold by legal description only; no survey will be provided. Neither the Seller nor Schow Realty, their agents or representatives, make any warranties or guarantees about the property as the property sells in AS IS condition. This property will absolutely sell to the highest bidder. Schow Realty is an exclusive agent for the seller. Announcements day of sale supersede any prior printed material.

Note: A 99 year cell phone tower land lease to remain with the Durner Estate. Access & utility easements granted to the tower company. The small red dwelling, (3) small outbuildings and any portable steel cattle panels or gates will be sold as personal property. Information believed to be accurate but not guaranteed.



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DURNER ESTATE AUCTION PROPERTY NOTES

1. RED & WHITE DWELLING, (2) BARN SHAPED LAWN SHEDS, SMALL BUILDING EAST OF GARAGE – **All are portable structures and will be sold separately as personal property.**
2. CELL PHONE TOWER – Under contract with the seller via a 99-year lease. An access easement and utility easement are both granted to the tower owner for the duration of the lease.
3. FSA INFORMATION – Farm #7370 - 90.49 acres DCP farmland. 29.30 base acres wheat @ 31BPA. 11.20 base acres corn @ 51BPA. 21.10 base acres grain sorghum @ 41BPA. 61.60 total base acres.
4. WATER WELL – Located southwest of the home, across the driveway. The pressure tank is in a pit near the well. The well provides water to the home as well as to stock tanks.
5. SEPTIC TANK – Located just southwest of the home within the yard fence. A drain field then runs northwest from the tank.
6. PROPANE TANK – The 500-gal propane tank located west of the house to be included.
7. BREAKER BOX – Located on the west outside wall of the home.
8. FENCES & CORRALS – Barbed wire fences are in average to below average condition. **Please note that any steel portable panels and steel livestock gates that can be removed will be removed and sold as personal property.**
9. PRAIRIE DOGS – Are currently occupying a large portion of the property.



Lincoln Co. Assessor Map



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