

ONLINE LAND AUCTION

Selling for: Vandeventer Farms, LP

1,360.79 +/- ACRES IN HOLT COUNTY, NE RANGELAND

SELLING IN 4 TRACTS

Online Auction ends January 20, 2023

You may place online bids on these parcels for 14 days beginning January 6, 2023, and ending January 20, 2023, at 12:00 p.m. HGI Realty staff are available via phone and in person on the last day of the auction to assist with submission of bids

Visit the Online Website for Pictures and Bidding Information
www.bankonheritage.com/hgi-realty/

General location:

From the south side of Emmet, NE go south on 484th ave which turns into 483rd ave for 4.5 miles. At the intersection of 869th rd turn west and go 1 1/4 miles. Tract #3 is on the north side of the road. Go an additional 1 3/4 miles west to the building site to find tract #3 on the north side of the road and tract #4 on the south side of the road. Tract #1 can be found turning north on 479th ave for 1 mile then turning east on the 870th minimum maintenance road for 3/4 of a mile. Turn north and head 1/2 mile to find the gate on the east side of the road. Look for the HGI Realty, Inc. signs.

Tract #1

Legal Description: N1/2 31-29-13

General Description: Pasture Rangeland (320.79 acres)

2021 Real Estate Taxes: \$2,741.60

Water Source: Stand alone Windmill

Tract #2

Legal Description: S1/2 1-28-14

General Description: Pasture Rangeland (320 acres)

2021 Real Estate Taxes: \$2,997.26

Water Source: Stand alone Windmill

Tract #3

Legal Description: S1/2 SW1/4 5-28-13 & W1/2 SE1/4 5-28-13 & E1/2 SW1/4 and SE1/4 6-28-13

General Description: Pasture Rangeland (400 acres)

2021 Real Estate Taxes: \$3,999.26

Water Source: Stand alone Windmill and Holt creek

Tract #4

Legal Description: E1/2 12-28-14

General Description: Pasture Rangeland (320 acres)

2021 Real Estate Taxes: \$3,308.46

Water Source: Stand alone Windmill

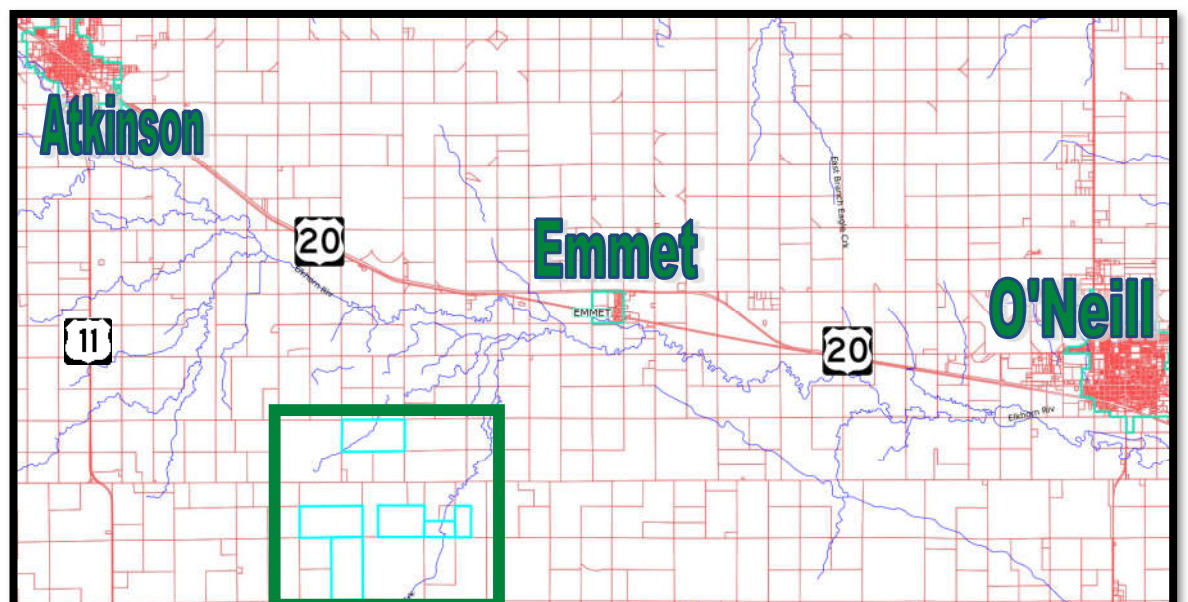
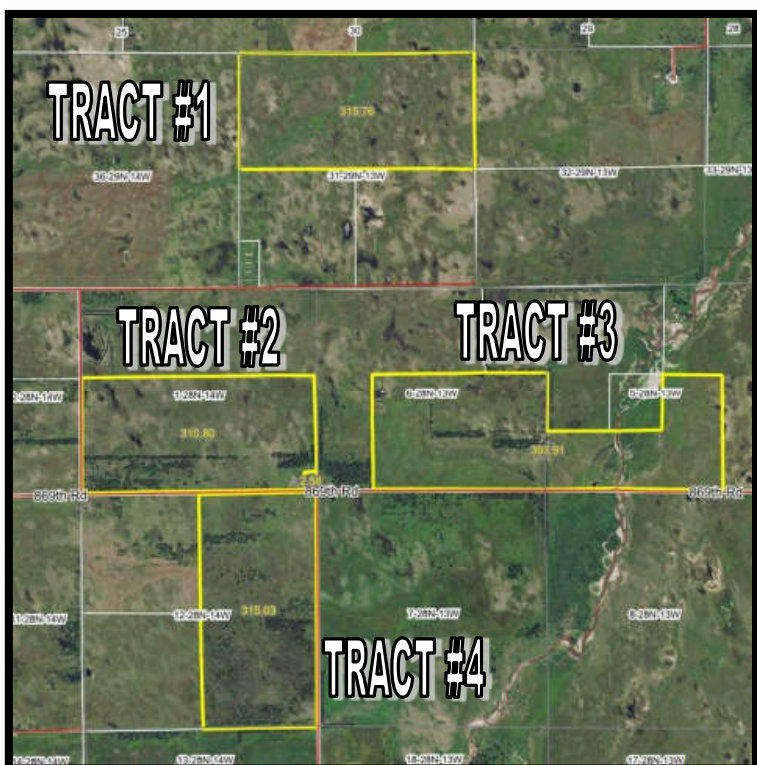
INFORMATION MEETING

January 6th

11am—1pm

KC Hall O'Neill, NE

408 W Douglas St



 **HGI Realty**



110 East Ninth St. Wood River, NE 68883

Broker: Jim Rennau - rennauj@bankonheritage.com

Phone: 308.583.2262 x 1101 Or Cell 308.379.4500

Salesperson: Clayton Suckstorf - csuckstorf@bankonheritage.com

Phone: 308.745.1500 Or Cell 308.214.1362

Registration: Do not wait until the last day of the auction to register to bid online. All bidders must be approved to bid. Register at least 24 hours prior to the auction day or call 308-745-1500 for assistance.

Buyer to receive full possession March 1st, 2023

A \$50,000 down payment is required at auction end on each parcel HGI Realty, Inc. is an agent for the seller. The seller has the right to refuse any and all bids

All financing to be in place prior to the sale date. Not contingent upon buyers financing. If bidding online, bidders must preregister prior to sale date. Not responsible for accidents

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions.