

400+/- ac. HUNTING, CROP & GRASSLAND FOR SALE



Hunter's Paradise with Mule & Whitetail Deer, Waterfowl, Turkey and more!

Dundy County, Nebraska



LOCATION: From the Intersection of HWYS 61 & 34 just south of Benkelman, NE, go 4.3 miles west to the Intersection of HWY 34 & Avenue 333. **SIGNS ARE POSTED.**

LEGAL DESCRIPTION: Acres are located in 29-1-38 and 30-1-38 in Dundy County, Nebraska.

CROPS: No crops transfer with this transaction.

FSA CROP INFORMATION: Purchasers are responsible to enter into the FSA program, if desired. The cropland is currently registered with the Dundy County, Nebraska FSA office.

REAL ESTATE TAXES: Seller is responsible for 2023 taxes and prior years. 2024 and subsequent years are the responsibility of the Purchaser(s). 2023 Total Taxes for all acres \$2,857.98.

MINERAL RIGHTS: No mineral interests transfer in this transaction.

POSSESSION: Possession shall transfer at closing unless otherwise agreed upon.

EVIDENCE OF TITLE: Seller will provide title insurance to the Purchasers in the amount of the purchase price with the premium to be paid one-half by Purchaser(s) and one-half by Seller.

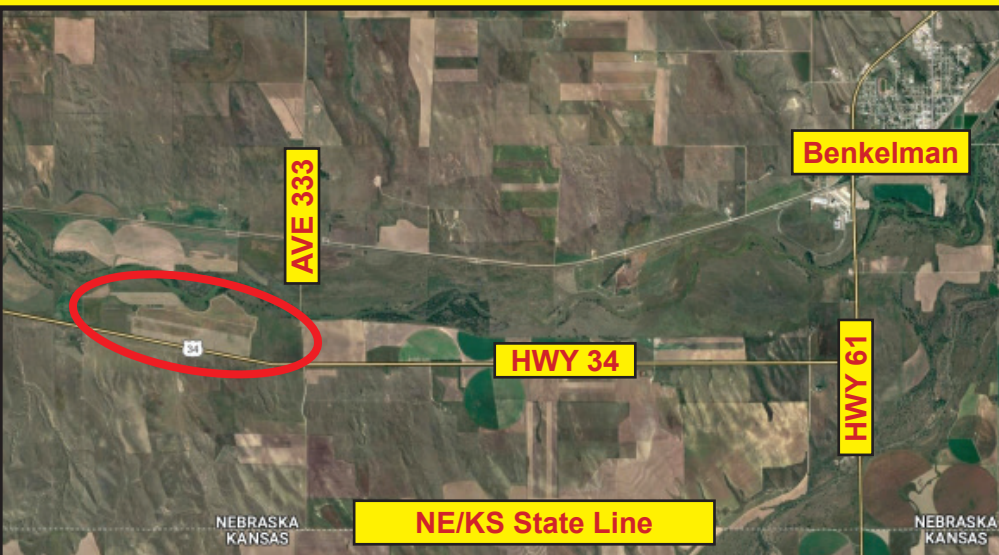
ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on FSA figures. All FSA information is subject to change, FSA acres may not be the same as deeded acres.

Cropland Acres: 237.68

Grassland Acres: 163.49

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither the Seller nor Auction & Real Estate by Western, LLC, its agents or representatives, are making any warranties about the property, either expressed or implied.

AGENCY: Auction & Real Estate by Western, LLC and its agents and representatives, are Exclusive Agents of the Seller. No compensation for other agents is available for this transaction. All information herein is believed to be correct. Auction & Real Estate by Western, LLC make no warranties or guarantees either expressed or implied.



Asking Price:
\$2,500/acre

Visit our website at
www.westernauctionandrealestate.com for
photos and drone footage of this property!



Auction & Real Estate, LLC

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"From Concept to Completion!"

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