

AUCTION

HOME & COMMERCIAL PROPERTY • HALL COUNTY, NE

MONDAY, JUNE 14TH AT 5:30 P.M.

3530 W OLD HWY 30 • GRAND ISLAND, NE



AUCTION WILL BE CONDUCTED AT THE PROPERTY



AgWest Land Brokers | 415 W. 4th Ave., PO Box 1098
Holdrege, NE 68949 | 866-995-8067

AgWestLand.com



Property Information:

Up for auction is a single level, ranch style residence with an unfinished basement and a brick kennel boarding and training facility, Rainwater Kennels, formerly known as Honore Kennels. This is a turn-key training and boarding facility on Old Highway 30 in Grand Island, NE. The property will be sold "As Is" at public auction, with a reserve.

Legal Description:

Two tracts in SE 24-11N-10W of 6th P.M. Hall County, NE

*See title commitment for full legal description

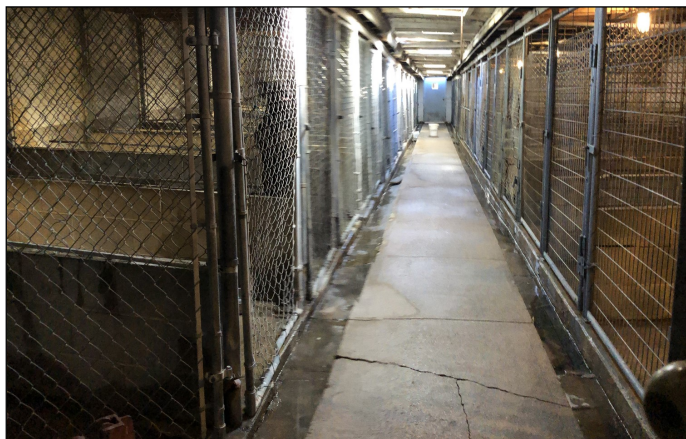
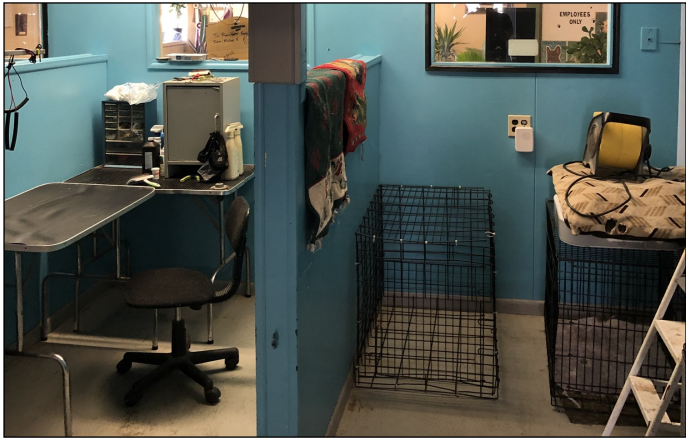
Acres (per assessor): 1.22+/-

2020 Real Estate Taxes: \$5,943.44

Driving directions:

At the intersection of S Webb Road and Old Hwy 30 proceed west approximately 1/2 mile. Just west of the 281 overpass, the property and auction site is on the north side of the Highway and marked by AgWest Land Brokers signage.





*stove, refrigerator, and microwave go with house

AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Auction for 1.22 more or less acres in Hall County, NE. The 1.22 more or less acres will be offered in one individual tract. There will be open bidding until the close of the auction.

ACCEPTANCE OF BID PRICES: The successful bidder will sign a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's approval.

FINANCING: Sale is NOT contingent upon Buyer(s) financing. Buyer(s) should arrange financing, if needed, prior to the auction date.

EARNEST PAYMENT: Twenty percent (20%) earnest payment on the day of the auction, upon signing a purchase agreement immediately following the close of bidding. The payment may be paid in the form of personal check, business check, or cashier's check. All funds will be deposited and held by the closing agent. The remainder of the purchase price is payable in guaranteed funds or by wire transfer at closing.

CLOSING: The sale closing will take place on or before July 14, 2021, or as soon as applicable.

POSSESSION: Possession will be given at closing.

PROPERTY CONDITION: Property to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer. Buyer shall release Seller of any and all liability.

EASEMENTS AND LEASES: Sale of the property is subject to any and all easements of record and any and all leases.

MINERAL RIGHTS: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

TAXES: 2020 and prior years' general property taxes to be paid by the Seller. 2021 general property taxes to be prorated to the day of closing. The Buyer shall be responsible for all subsequent years' general property taxes.

TITLE: Seller shall provide an Owner's Policy of Title Insurance as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the Seller and Buyer.

ABSENTEE BIDS: Bidding via cell phone, and/or on someone's behalf, shall be approved by AgWest Land Brokers 24 hours prior to the auction.

AGENCY: AgWest Land Brokers and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in all marketing collateral is subject to the terms and conditions outlined in the agreement to purchase. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the asset for sale. The information contained in all marketing collateral is believed to be accurate, but is subject to verification by all parties relying on it. Maps shown are for illustration purposes only and are not intended to represent actual property lines. No liability for its accuracy, errors or omissions is assumed by the Seller or the Broker, or any of their representatives. Conduct at the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Broker reserve the right to preclude any person from bidding, if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections or additions to the auction information.

NOTE: Videotaping, flash photography and/or public announcements will be allowed on auction day ONLY with prior approval from AgWest Land Brokers.

SELLER: Larry R. Heil and Helen J. Heil, Co-Trustees Larry & Helen Heil Trust

Call for more information or to pre-register
to bid at this auction.

Barry Geweke
Barry.Geweke@AgWestLand.com
308.730.0678

