



SOLD! US \$2,800 Per Acre

**Tract 2: 240.54+/- Acres Wheeler County, NE**

ID# BIR22312  
Location: Spalding, NE  
Auction: Jun 21, 2022

**By bidding you are agreeing to terms and conditions of BigIron Realty. Click Terms and Conditions to view details. The bidding increments will be US \$50/acre. The final sale value will be calculated based on total acres times highest bid.**

57 Bids  
Total Amount: US \$2,800.00 per acre X 240.54 acres = US \$673,512.00



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**NEARBY COMPARABLE SALE - \$ 2,800 / ACRE**

Phone

Hi, I am interested in Tract 3: 159.59+/- Acres Wheeler County, NE

**159.59+/- Acres Wheeler County, Nebraska**  
**Selling On Our**  
**UNRESERVED ONLINE AUCTION**  
**Tuesday, June 21, 2022**

**Bidding opens June 7, 2022, and ends June 21, 2022, at 11:00 A.M. CDT**

This quarter of pasture ground would make an excellent addition to any cattleman's operation. The property has electricity and a submersible well for livestock water and plenty of shade. With an abundance of trees, this property would also make an excellent hunting paradise; there are deer, turkey, and game birds in the area and the hills and valleys make for a perfect place to build your own cabin. There are plenty of places to put your hunting blinds.

**The bidding increments will be \$50/acre. The final sale price will be calculated based on total acres times the highest bid. The Real Estate Agent reserves the right to adjust bidding increments.**

**Plan to Attend the Informational Meeting & Auction:**

Senior Center  
150 N Elm St.  
Spalding, NE 68665

BigIron Realty Agents will be at the Senior Center in Spalding, NE, on Tuesday, June 21, 2022, from 8:00 A.M. until the conclusion of the online auction. Please come during the times scheduled to discuss the farm. BigIron Realty Representatives will be there to assist Buyers with registering to bid online. You do not have to be present to bid online, but you are required to be available by phone.

**BIDDING PROCESS:** You may place bids on this farm for 14 days beginning Tuesday, June 7, 2022, and ending Tuesday, June 21, 2022, at 11:00 A.M. CDT. This unreserved online auction features bidding extensions. The closing times will be automatically extended when any one of the coupled tracts receives a bid in the last 5 minutes and will close simultaneously when none of the tracts receive a bid for 5 minutes. This will allow bidders to monitor each tract without the fear of missing out on any other tract. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

**Legal Description:** The NW¼ of Section 30, Township 21, Range 9, Wheeler County, NE, containing 159.59+/-acres.

**2021 Taxes:** \$1,203.10

**Land Location:** From Spalding, NE, at Hillbill's Diesel go 5 miles north on Old Hwy 101 to 823<sup>rd</sup> Road then go west 2 miles to 504<sup>th</sup> Ave., then back North ½ mile, the property sits on the east side.

**\*\*Please Note\*\*** This property will be tract #3 on the June 21, 2022, sale. See the website for details.

**OWNER:**  
**THE PAUL E. AND EILEEN V. BUTLER LIVING TRUST**  
**FOR MORE INFORMATION, CONTACT LISTING AGENTS:**  
**Don Kaiser: 308-750-2785**  
**Ashley Kaiser: 308-750-1630**

**Terms:** The successful Buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to BigIron Realty Trust Account. The earnest deposit can be made by a personal check,