

# COMMERCIAL PROPERTY

44656 DRIVE 767, SUMNER

32.64± ACRES DAWSON COUNTY, NE

# UNRESERVED ONLINE LAND AUCTION

# BigIron REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**JAN. 9-23, 2025**

**BIDDING ENDS AT 11 A.M. CST**

Get a salebill, register and bid at

[www.bigiron.com](http://www.bigiron.com)



**Seller:** Louis J. Siebenaler Jr., Estate

**Contact Rex Mahoney 402.649.1816**

**SERVICE | INTEGRITY | RESULTS**

Explore the Property from Above

**DRONE TOUR**



## Information

This property lies along highway ½ mile east of Sumner, NE, Highway 40, on the north side of the road. There are five buildings. See "Additional Resources" below. All the buildings have cement floors. All the buildings are cleaned out and ready to be used. There is a main shop building that has a parts area counter. There are restrooms, and a back inventory management space. Several of the buildings have upstairs lofts that were used to store parts. Some of the buildings were just put up only to store cars and have lower sidewalls and some tall enough sidewalls suitable for storing farm machinery. This property would make it an excellent place to store your farm machinery, run your business or to use for boat and /or RV storage. The property is fenced off. There are approximately 32.64 acres total included with this property. This facility is on a great road and only 30 minutes away from Kearney, Nebraska. You must see this to appreciate the value available to you with the Power of BigIron!

## Location

From Sumner, NE, take Highway 40 east out of town for approximately ½ mile. The property is on the north side of the road. Watch for the BigIron Realty signs.

## Legal

NW ¼ SE ¼ Section 4-11N-19W, Dawson County, NE.

## FSA Data

Visit [www.bigiron.com](http://www.bigiron.com) for more information.

**2023 Taxes:** \$2,382.88

## BIDDING PROCESS

The bidding increments will be \$2,500 per bid. The final sale price will be based on the total highest bid. The real estate agent reserves the right to adjust bidding increments. You may place bids on this farm for 14 days, beginning January 9, 2025, and ending January 23, 2025, at 11:00 a.m. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. 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 before the auction closes or call 800-887-8625 for assistance.

## TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a \$100,000 non-refundable down payment to be payable to BigIron Realty Trust Account. The earnest deposit can be made by a personal check, company check, or wire transfer. The balance will be due at closing on or before February 27, 2025. Possession at closing. The seller will provide a marketable title to the buyer, evidenced by title insurance; the title insurance and closing costs are split 50/50 between the buyer and seller. The seller will pay the 2024 real estate taxes, and the buyer will pay the 2025 real estate taxes. The property will not be sold subject to financing. Bidding increments may be changed at the discretion of the real estate agent. Please have all the financial arrangements made before the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.



## Attend the Auction

**Thursday, January 23, 2025**

**8 a.m. CST until bidding ends**

**Sumner Community Center**

**110 East 5<sup>th</sup> Avenue | Sumner, NE**

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone. **Sellers:** If you are thinking of selling your farm, please attend this auction and see how it works!

For more information and photos on the property, visit [www.bigiron.com](http://www.bigiron.com)

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. Copyright 2024 BigIron Realty. All rights reserved.



# THE BIGIRON REALTY ADVANTAGE

## QUICK LAND SALES

When you list your property on our unreserved online land auction platform, it is **guaranteed to be sold after six weeks.**

## MORE MONEY IN YOUR POCKET

Our unreserved online land auctions **consistently outperform** traditional auctions and listings.

## UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.



Celebrating 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

**BigIron**  
REALTY

4860 33<sup>rd</sup> Avenue  
Columbus, NE 68601  
[www.bigiron.com](http://www.bigiron.com)



# COMMERCIAL FACILITY 32.64± ACRES DAWSON COUNTY, NE UNRESERVED ONLINE LAND AUCTION

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