

HUNTER'S PARADISE

25.67± ACRES PAWNEE COUNTY, NE

UNRESERVED ONLINE LAND AUCTION

BigIron

REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**AUG. 30-
SEPT. 13, 2024**

BIDDING ENDS AT 11 A.M. CDT

Get a salebill, register and bid at

www.bigiron.com



Sellers: If you are thinking of selling your property, please attend this auction and see how it works!

Seller: James L Stoddard

Contact the Listing Agent

Shayne Zutavern 402.770.1220

Explore the Property from Above

DRONE TOUR



Information

Hunters take note. This is a once in a lifetime opportunity to own an untouched, private hunting spot / camp site which includes a primitive cabin with a million-dollar view. This secluded and secretive wildlife habitat / hunter's paradise has a running stream, four holding ponds, several old buildings, and thousands of trees, including numerous walnuts. This site was homesteaded right after the Civil War in 1868 and lived at until the mid-1960s. Lots of wildlife including beaver, turkey, raccoon, and of course white tail deer. Expect many critters to head to this spot during the hunting season, being located just north of the Table Rock State Wildlife Management Area with open, public hunting grounds. Once you visit the location don't be surprised if you see a trophy whitetail or Rumpelstiltskin spinning straw into gold, so bid to win.

Access Lease: To ease accessibility to the cabin nestled amongst all the timber, the landowner has signed and will fund a 10-year access trail road lease that will allow the buyer(s) to get in and out with ease along the northern property boundary on the neighboring property. With this a 10-year access lease in place you'll have plenty of time to decide to re-up the lease or cut a new path.

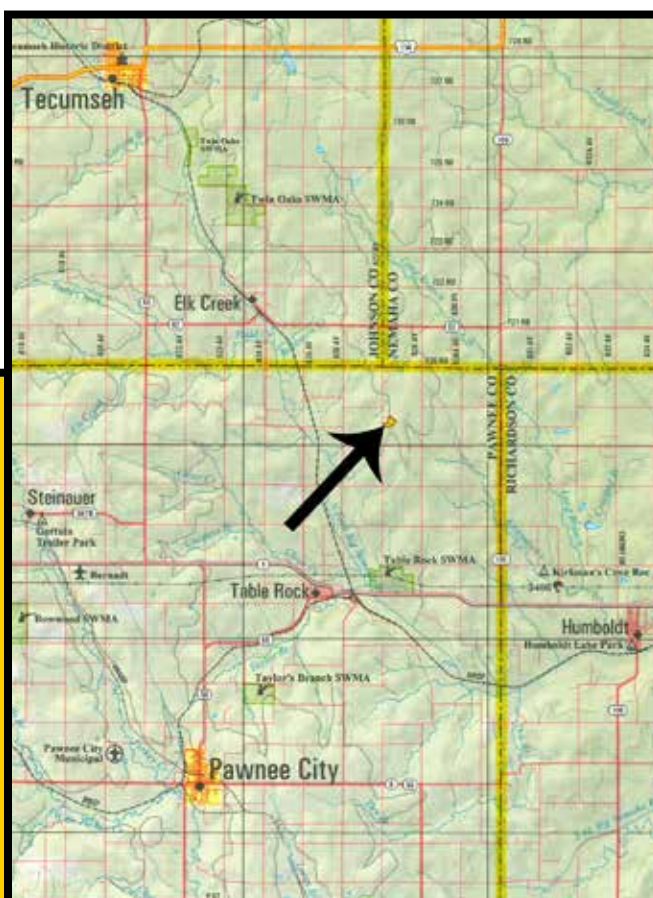
Legal

25.67 Ac Tract in the NW ¼ of Section 10, Township 3, Range 12E in Pawnee County, NE.

Location

¾ of a mile east of Table Rock, NE, on HWY 4 and 4.25 miles north on 627 Ave.

2023 Taxes: \$391.44



Attend the Auction
Friday, September 13, 2024
9 a.m. CDT until bidding ends
Tecumseh Fire Hall
1110 Buffalo Drive | Tecumseh, NE 68450

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 property, please attend this auction and see how it works!

BIDDING PROCESS

Bidding increments will be \$50/acre. The final sale price will be calculated based on total acres times the highest per acre bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this property for 14 days, beginning August 30, 2024, and ending September 13, 2024, at 11:00 a.m. This 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 10% non-refundable down payment to be payable to Platinum Title and Escrow. 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 October 17, 2024. 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.

For more information and photos on these properties, visit 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 online land auction platform, it is **guaranteed to be sold after six weeks.**



MORE MONEY IN YOUR POCKET

Our 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.



4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com
800.887.8625



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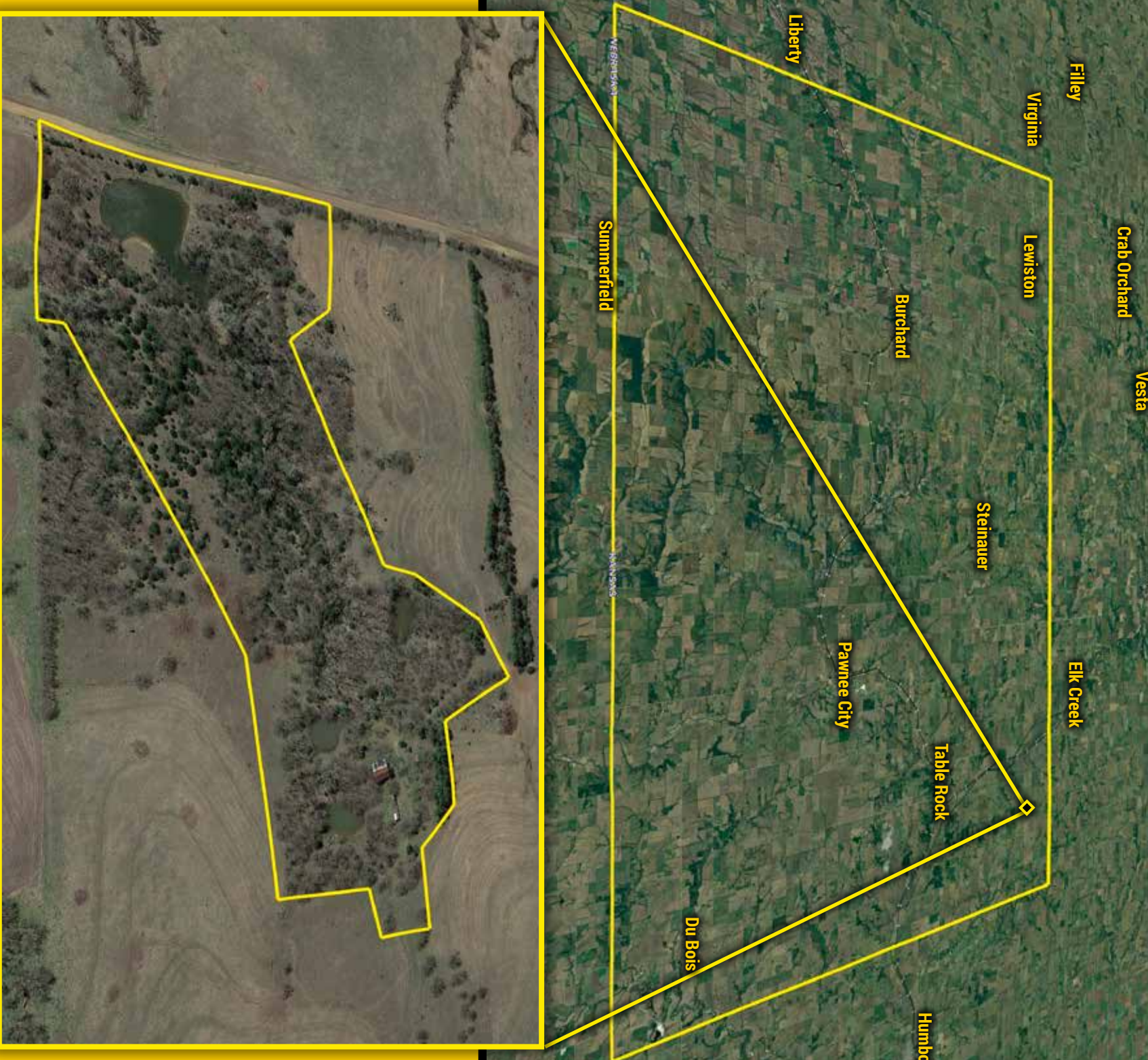
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