

Ivers Partnership at Lake McConaughy

KEITH COUNTY, NEBRASKA

Thursday, September 14, 2023

Quality Inn & Suites | 201 Chuckwagon Rd, Ogallala, NE

LIVE
Auction



1,535±

Total Acres

Ranch Unit

9 Parcels

3 Combos - 3 Units

Farm Parcel

160± acres

Dryland & Grass

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For More Information, Contact:

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Location Map & Photos



Road B - Looking east

This unique property has several parcels with panoramic views of the water—offered in a variety of parcel sizes, combos, and/or units, this auction has something for everyone! An excellent hard-grass ranch with diverse topography that naturally creates potential home sites. A quarter-section of dryland and grass is also available separately.

Known as an oasis for outdoor enthusiasts, “Big Mac” and other area attractions offer countless opportunities for hunting, fishing, boating, and more!

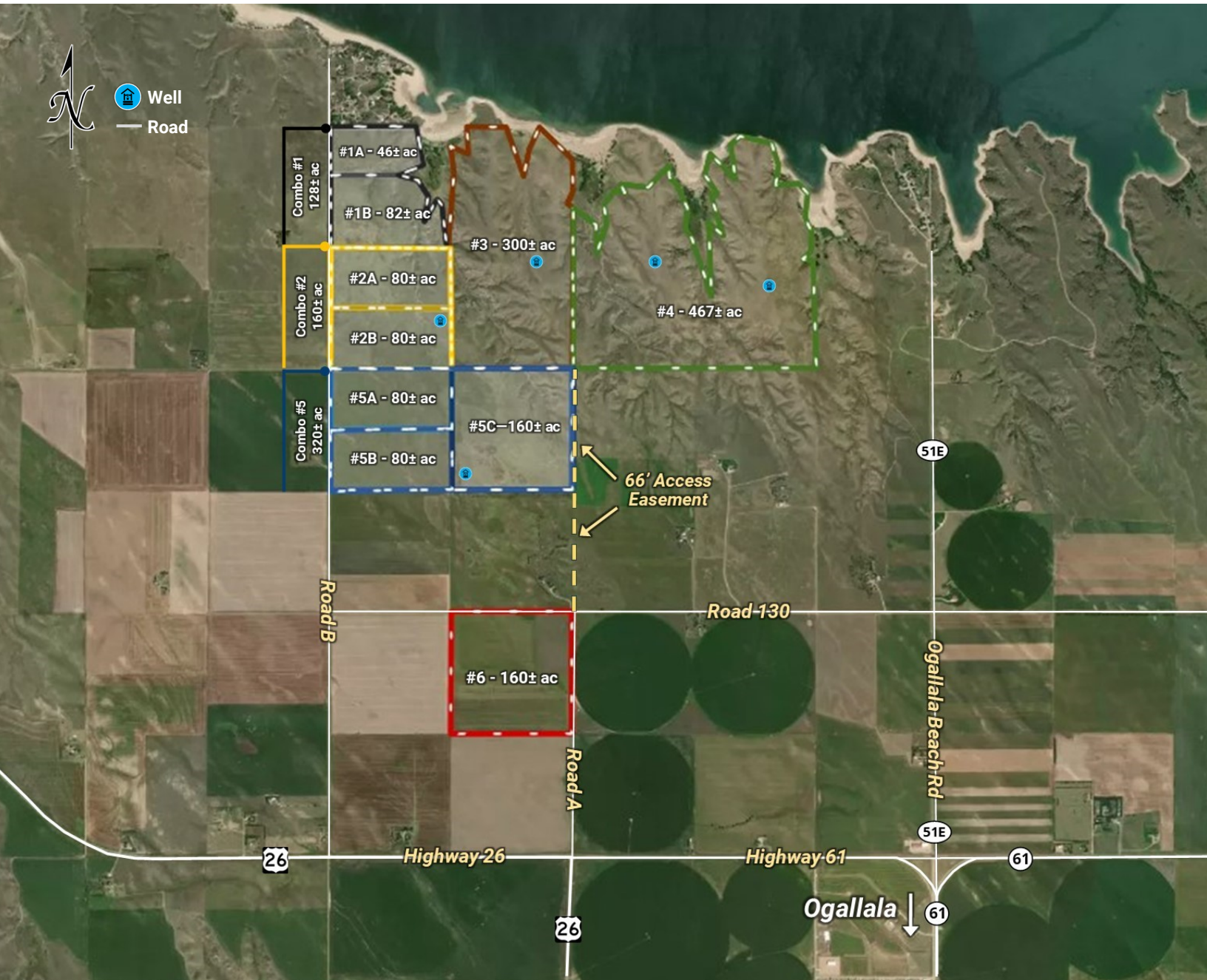
Total Deeded Acres: 1,535± | Located 2-5± miles NW of Ogallala, NE.



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View more details,
photos, an interactive
map and more!



Aerial Map & Descriptions



Parcel Descriptions

Parcel #1A - 46± acres pasture; no well

Parcel #1B - 82± acres pasture; no well

> **Combo #1** - (#1A & #1B) - 128± acres pasture

Parcel #2A - 80± acres pasture; no well

Parcel #2B - 80± acres pasture; 1 stock well (solar)

> **Combo #2** - (#2A & #2B) - 160± acres pasture

Parcel #3 - 300± acres pasture; 1 stock well (elec.)

*An access easement will be conveyed from Road 130 north to the SE corner of Parcel #3.

>> **Northwest Unit** (#1A, #1B, #2A, #2B, & #3) - 588± acres pasture; 2 stock wells

Parcel #4 - 467± acres pasture; 2 stock wells (elec.)

*An access easement will be conveyed from Road 130 north to the SW corner of Parcel #4.

>> **Lakefront Unit** (#1A, #1B, #2A, #2B, #3, & #4)* - 1,055± acres; 4 stock wells; 2± miles frontage along Lake Mac

Parcel #5A - 80± acres pasture; no well

Parcel #5B - 80± acres pasture; no well

Parcel #5C - 160± acres pasture; 1 stock well (solar)

*An access easement will be conveyed from Road 130 north along the eastern boundary of #5C.

> **Combo #5** - (#5A, #5B, & #5C) - 320± acres

>> **Ranch Unit** (#1A, #1B, #2A, #2B, #3, #4, #5A, #5B, & #5C) 1,375± acres pasture; 5 stock wells; fenced into 3 pastures

Parcel #6 - 160± acres with 132.8± ac dryland, 22.9± ac grass; April 2024 possession (after use of cornstalks)

Contact us to request a **Due Diligence Packet** with more detailed information.

Photos



Terms & Conditions

OVERVIEW: This LIVE land auction will be held on September 14, 2023 at the Quality Inn & Suites, 201 Chuckwagon Rd, Ogallala, NE at 10:30am MT. Online and/or phone bidding is available.

AUCTION PROCEDURE: The "IVERS PARTNERSHIP AT LAKE MCCONAUGHY" is a land auction with RESERVE. The property will be offered for sale in 10 parcels, 3 combos, and 3 units.

TERMS: Upon conclusion of the auction, the highest bidder (s) will enter into a contract for the amount of the bid, 15% of the purchase price is due as earnest money, and to be deposited with Reck Agri Realty & Auction. Purchase contract will not be contingent upon financing.

CLOSING: Closings on Parcels #1-5 shall be on or before October 20, 2023. Closing on Parcel #6 shall be on or before January 10, 2024. All closings to be conducted by Thalken Title Co. The closing fee to be split 50-50 between Seller and Buyer(s).

TITLE: Seller to pass title by Warranty Deed free and clear of all liens, encumbrances, and special assessments, and is subject to all easements and restrictions or covenants now of record. Title insurance premium to be split 50-50 between Seller and Buyer(s).

POSSESSION: Possession of property upon closing for Parcels #1-5. Seller to reserve possession of corn stalks on Parcel #6 until April 1, 2024.

PROPERTY CONDITION: Prospective Buyer(s) should verify all information contained herein, fully inspect the property, its condition, and rely on their own conclusions. The property is being sold AS IS-WHERE IS, without warranty, representation, or recourse to Seller.

REAL ESTATE TAXES: 2023 R/E taxes due in 2024, to be paid by Seller. Buyer(s) to pay all of 2024 and thereafter taxes.

MINERALS: Seller to convey all OWNED mineral rights to Buyer(s).

ACREAGES: All stated acreages are approximate and are obtained from FSA and/or County Assessor records. No warranty is expressed or implied as to exact acreages of property. All bids are for the total parcel without regard to exact acreage.

BIDDER REQUIREMENTS: *Prospective bidders must obtain, review and accept full terms and conditions and information as stated within the Due Diligence Packet.* A Due Diligence Packet may be obtained at reckagri.com or by calling Reck Agri Realty & Auction. Registration can be completed through our website or by calling our office.

NOTICE TO PROSPECTIVE BUYER(S): The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Reck Agri Realty & Auction and the Seller assume no responsibility for the omissions, corrections, or withdrawals. All maps are for illustrative purposes intended as a survey and only. Reck Agri Realty & Auction and all other agents of Broker are or will be acting as a Limited Seller's Agent. Reck Agri Realty & Auction does not offer broker participation for this land auction. Reck Agri Realty & Auction reserves the right to require bank references upon request and reserves the right to refuse bids from any bidder.

Announcements made by Reck Agri Realty & Auction at the time of the auction will take precedence over any previously printed materials.



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Ivers Partnership at Lake McConaughy

1,535± Total Acres

LIVE
Auction



KEITH COUNTY, NE



**Thursday, September 14, 2023
at the Quality Inn & Suites
Ogallala, NE | 10:30 am MST**

One of the largest remaining holdings of undeveloped land along the south shore of Lake McConaughy, just minutes from Ogallala, NE and Interstate 80.

Offered in a variety of parcel sizes, combos, and/or units, this auction has something for all!

