



ABSOLUTE AUCTION: 7881 N. HIGHWAY 83

November 21, 2025 • 1:00 pm CST • Auction to be held at the property



JON FARLEY

Sales Associate

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PROPERTY HIGHLIGHTS

Location

7881 N. Highway 83, North Platte, NE 69101

Legal Description

PT. NE1/4 NE1/4 10-14-30 4.47A. PT NE1/4 NE1/4 10-14-30 3.92A. NORTH PLATTE, LINCOLN COUNTY, NE

Acres

8.39±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated

\$3,019.16

Property Summary

Absolute Auction: November 21st, 1:00 PM CST | Auction to be held at the property

Auction alert! Selling at absolute auction is this large family home on 8± acres. Built in 1960 by the family, this is a solid one owner home waiting to be enjoyed again with a beautiful landscaped yard in a secluded area. This property is perfect for the expanding family, or investor.

Call Jon for a tour of the property. Buyers may have inspections and can be scheduled by contacting the listing agent to be completed before the day of the sale.

Details:

4 bedroom | 2.5 bathroom | 2,942 sqft. two story home with basement

Sold as is where is, no guarantees or warranties

Baseboard electric heat

Well/septic

No air conditioning

Two parcels: 4.47± acres with home | 3.92± acres land

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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AUCTION TERMS

By participating in the Ziegler Partition Absolute Auction, the bidder agrees to the following terms and conditions.

FINANCING: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction.

PAYMENT: The winning bidder will be required to make a 20% non-refundable down payment of the winning bid on the day of auction with the signing of a Lashley Land & Recreational Brokers purchase agreement. Certified or personal check and Wire Transfer is accepted. The remaining 80% payment is due at closing.

CONTINGENCY: Sale is contingent on court approval. If for any reason court denies sale, down payment will be refunded.

POSSESSION: Full possession of the property will be given upon closing.

TAXES: Seller shall pay all the previous year's taxes. The current years taxes will be prorated to the date of closing.

TITLE: Seller to convey title by warranty deed. Merchantable title(s) will be made available. The cost of title insurance and escrow closing fees to be divided equally between the buyer and seller. Title insurance escrow services will be provided by Title Services of the Plains dba Scott Abstract.

PROPERTY CONDITION: The property and improvements are selling in "AS-IS; WHERE-IS" condition - NO warranties expressed or implied to the condition of the property.

AGENCY: Lashley Land & Recreational Brokers are agents representing the seller.

METHOD OF SALE: This will be a Live Auction with Absentee bidding available. Property will be offered as single parcel only. The auctioneer will determine the process of the sale and bid increments accepted. The auction date will be November 21, 2025.

MINERALS: All mineral right owned by the Sellers will pass to the Buyers, if any.

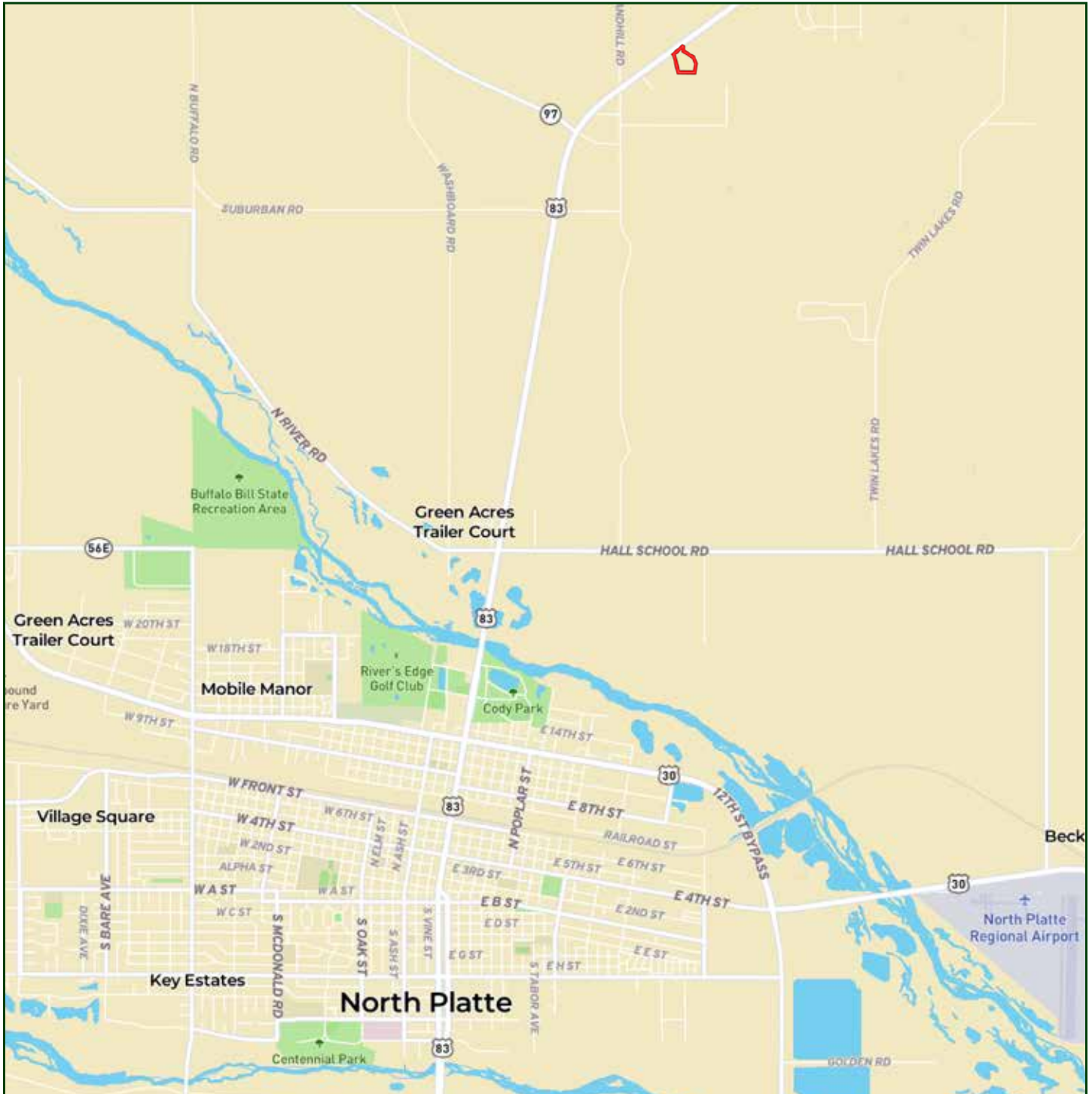
ABSENTEE BIDDER REGISTRATION: Absentee bidders will be required to fill out a bid certification form before being allowed to bid. They are available on the website to download. Once completed, submit it to Ellie Schad at ellie@lashleyland.com. They need to be submitted on or before November 19, 2025, to be approved for absentee bidding.

SERVER & SOFTWARE TECHNICAL ISSUES: In the event there are problems with the website, server or technology, the auction company reserves the right to extend the bidding or close the bidding.

Lashley Land & Recreational Brokers shall not be held responsible for missed bids or failure of the software to function properly on the day of the auction for any reason.

AGE REQUIREMENT: All bidders must be 18 years of age or older.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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AERIAL MAP



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PROPERTY IMAGES

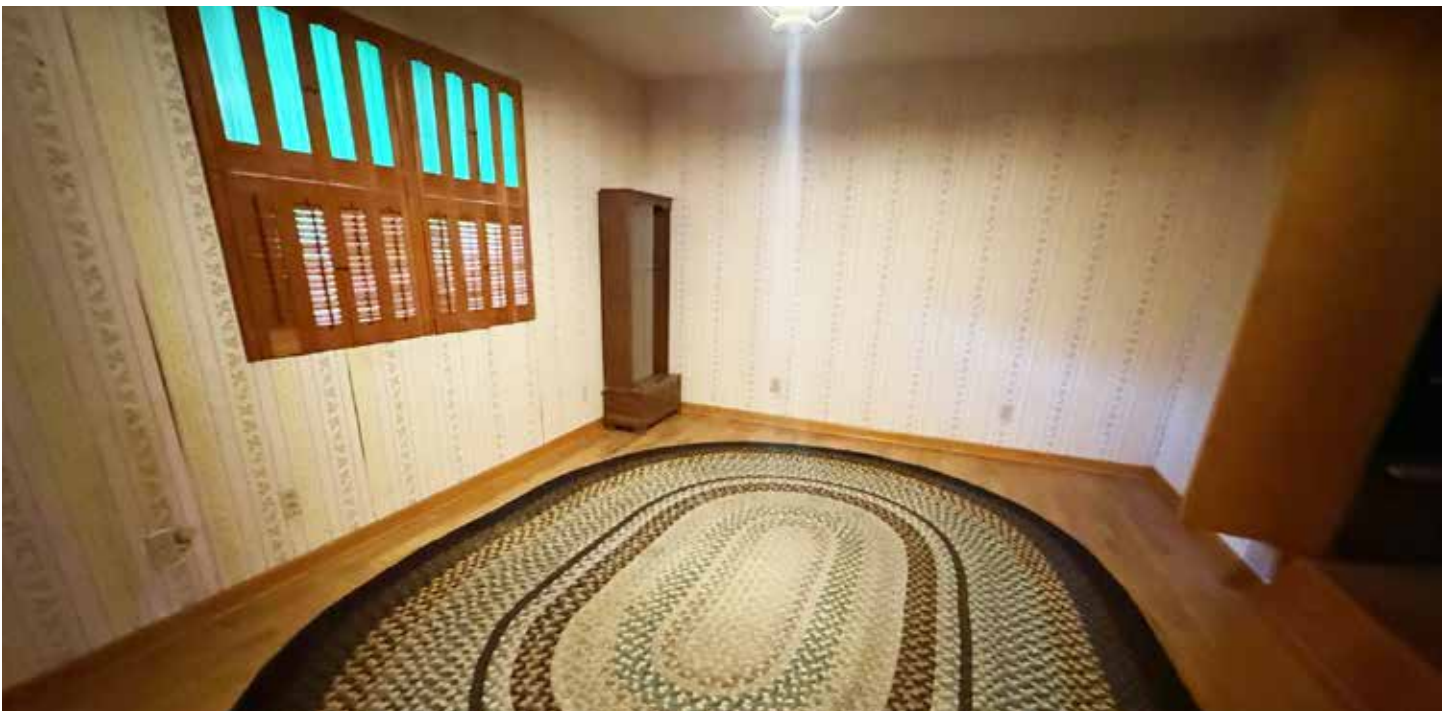


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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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