

Robert "Bob" Biel Estate
RURAL ACREAGE REAL ESTATE AUCTION

Along with farm equipment, vehicles and tools

Friday, Sept. 18th, 2026 – 596 Rd. E. 120, Ogallala, NE

Personal Property at 10:00 – Real Estate offered at 12:00 noon MT

1520 sq. ft., 2+ bedroom, 2 bath home built in 2015 on 10.05 surveyed acres. Open floor plan kitchen & living room. Forced air propane furnace and central air conditioning. Free-standing woodburning fireplace. Appliances, furniture, two storage containers "garage" and chicken house included. Minutes from Ogallala & Lake Mac with a tremendous view!!



Legal Description: Tract in NE $\frac{1}{4}$ 26-14-38 10.05 acres. **Real Estate Taxes:** 2025 – TBD. **Terms & Conditions:** Price to be determined at public auction on Friday, September 18th. A non-refundable earnest money deposit equal to 20% of the purchase price required day of auction with signing of the purchase contract. The deposit will be applied to the purchase price with the balance due in certified funds at closing on or before October 19, 2026. The sale of the property is not contingent upon financing. All financial arrangements must be made prior to sale date. Title insurance and escrow closing costs to be split 50/50 between buyer & seller. The 2026 taxes will be prorated to the date of closing based on the 2025 amount. Each buyer is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property prior to the auction date, including asbestos, mold, lead based paint, contaminated soil or any other. Parcel to be sold by legal description only; no survey will be provided. Neither the Seller nor Schow Realty, their agents or representatives, make any warranties or guarantees about the property as the *property sells in AS IS condition*. Sale of the property is subject to seller's confirmation. Schow Realty is an exclusive agent for the seller. Announcements day of sale supersede any prior printed material.



More photos at:
www.schowrealty.com

Kyle Schow – Broker & Auctioneer
2121 East Highway 30 – Paxton, NE 69155
Office Phone: 308.239.4297
Cell: 308.289.3772
Email: schow.realty@gmail.com

BIEL ESTATE AUCTION PROPERTY NOTES

1. WATER WELL – Registration #G-174934. Drilled 8/14/2014. 1.25” diameter, 10 GPM, 380’ well, 240’ static water level. Located just northwest of the house.
2. PROPANE TANK – 460-gal propane tank located north of house is included.
3. SEPTIC SYSTEM – Located east of the house. Size of the tank is unknown.
4. UNDERGROUND SPRINKLERS – Controller is on the west side of the house.
5. STORM SHELTER/CRAWL SPACE – Access is out the east door of the house and down the make-shift stairs. The furnace, hot water heater and water pressure system are located in the shelter area.
6. PERSONAL PROPERTY INCLUDED – The refrigerator, gas range, microwave, washer & dryer, dining room table & chairs, electric fireplace, free-standing fireplace, bar stools, living room end tables, both sets of bedroom furniture and office desk will sell WITH the home. NOT INCLUDED – the gun safe will be auctioned separately day of sale.

Photo for illustration only – NOT a legal boundary!



Kyle Schow - Broker/Auctioneer
2121 East Hwy 30 - Paxton, NE 69155
(308) 289-3772
Email: schow.realty@gmail.com
www.schowrealty.com