

ABSOLUTE REAL ESTATE AUCTION

Saturday, February 28, 2026

Held ONSITE – 1305 East 1st – Ogallala, NE
Doors open at 10:00 – Auction at 11:00 am MT.

Offering a 50ft x 80ft wood frame, steel covered building built in 1999. Contains (2) 10ft wide x 12ft tall doors w/openers on the south and (1) 18ft wide x 12ft tall door w/opener on the east side. 100 amp electrical service with 220V outlet. Situated on a secluded 26388 sq. ft. lot with access to Hwy 30. Zoned C-2 Highway District. Definitely a unique buying opportunity!



Map for illustration only – not legal boundary!

Legal Description: Tract A Administrative Subdivision of Lot 10, Goodrich Sub., Ogallala, Keith Co., Nebraska.

Taxes: 2025 - \$1,237.86 (without exemption).

Terms & Conditions: Price to be determined at public auction on Saturday, February 28, 2026. 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 March 27, 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. This property will absolutely sell to the highest bidder. Schow Realty is an exclusive agent for the seller. Announcements day of sale supersede any prior printed material. *Information believed to be accurate but not guaranteed.*

Gwen & the late Terry Johnson, Owners



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