

2.9 Acres (+/-) Furnas County, NE

TOP OF WILSONVILLE ACREAGE

ONLINE ABSOLUTE AUCTION

Bidding Closes September 14, 2026 - 10:00am CST
Register to Bid at www.hprealty.hibid.com

MOON PYWELL - OWNER

Take advantage of this opportunity to acquire a 2.9 Acre (+/-) tract on the North edge of Wilsonville, Nebraska, overlooking the village and connected to City Water. This tract includes a 1-Story House w/2120-sq.ft (+/-), 4 bedrooms, 1½ bathrooms, partial finished basement and single attached garage.

LEGAL DESCRIPTION: Lots 7-18, Block 4 & All of Block 5, Original Town of Wilsonville, Furnas County, Nebraska

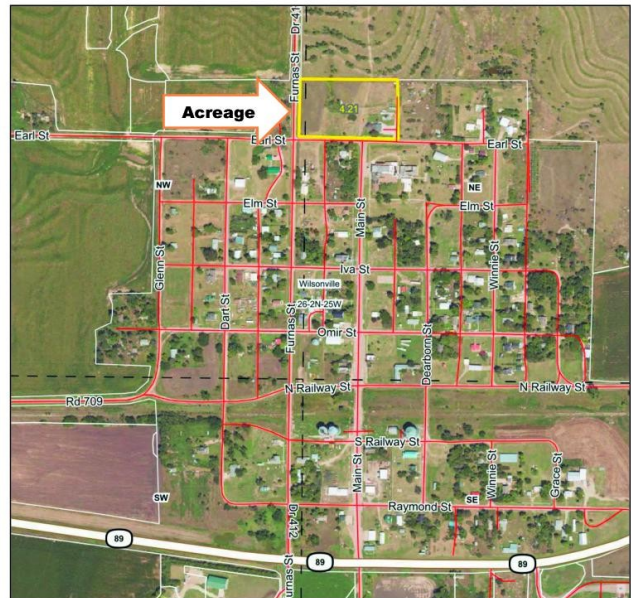
THE TRACT: A unique Furnas County, Nebraska, acreage consisting of 2.9 Acres (+/-) on the north edge of Wilsonville overlooking the village. Wilsonville is located on Hwy 89 on the Beaver Creek Valley in southern Nebraska which has numerous species of wildlife. This property consists of a 1-story house w/2120-sq.ft, 4 bedrooms, 1½ bathrooms, a jetted hot tub, central heat & air-conditioning. The house has vinyl siding and an asphalt shingle roof that was new in 2021. The single attached garage has a door opener and a blacktop drive to the street. This house is connected to City Water with a septic system and a 500-gallon propane tank is included. The outbuildings all need repair or remove and build to suit yourself. This is an excellent location for your primary home or as a get-away cabin for hunting/recreational use with a view from the top of the hill overlooking Wilsonville and the Beaver Creek Valley.

2025 TAXES: \$539.68

METHOD OF AUCTION: The Property will be Sold in 1 Tract, undivided.

SUBJECT TO: Existing fences, boundaries, covenants, easements, leases, oil and gas leases, if any, roads and streets as the same may appear of record. All acre amounts are Estimates Only.

POSSESSION: Possession at Closing



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TERMS: A 5% Buyer's Premium will be added to the Purchase Price. The purchaser shall make a 20% earnest deposit the day of the auction by personal check, company check or wire transfer payable to Phelps County Title. The balance due at Closing on September 30, 2026. Possession on successful Closing. 2025 and prior years real estate taxes paid by Seller. 2026 taxes will be prorated to Closing. Seller will convey a good and marketable Title to the Buyer evidenced by a policy of Title Insurance. Phelps County Title in Holdrege, NE shall conduct the Title and Escrow services. The cost of Title Insurance / Escrow Fee shall be divided equally among the Buyer and Seller. This property will not be sold subject to the Buyer obtaining financing to consummate the transaction. Buyers must have financial arrangements made prior to the auction. All of the property sells in "as is" condition, no warranties. 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. The terms of the purchase agreement are not negotiable. Prospective buyers should inspect the property and draw their own conclusions. Heartland Partners Realty & Auctioneers are agents representing the seller.