

3.78 Acres (+/-) Gosper County, NE

RURAL ACREAGE

ONLINE ABSOLUTE AUCTION

Bidding Closes October 14, 2026 - 10:00am CST

Register to Bid at www.hprealty.hibid.com

ALAN HOEFS - OWNER

Take advantage of this opportunity to acquire a 3.78 Acre (+/-) tract 8 miles (+/-) northeast of Arapahoe, Nebraska. This tract includes a 1 1/2-Story House with 2116-sq.ft (+/-), 3 bedrooms, 1 bathroom, unfinished basement and a single detached open garage plus a barn and lots of trees.

LEGAL DESCRIPTION: A Tract in the NE¼ of Section 33 - T5N - R22W Gosper County, Nebraska

THE TRACT: A unique Gosper County, Nebraska acreage consisting of 3.78 Acres (+/-) 4 miles East and 4 miles North of Arapahoe. This property consists of a 1 1/2 -story house with 2116-sq.ft, 3 bedrooms, 1 bathroom, central heat/air-conditioning and an unfinished basement. This house has a combination of siding, an asphalt shingle roof that needs replaced, the flashing around the chimney repaired plus some interior ceiling repairs. The house is connected to a private well with a sewer system and no propane tank is included. The 12x20 single detached open garage is steel with a dirt floor and the barn is 20x34 with a metal roof. There are some outbuildings that could be removed then build to suit yourself. This is an excellent location for your primary home with plenty of room for some livestock or as a get-away cabin for hunting/recreational use and this area has numerous species of wildlife.

2025 TAXES: \$957.84

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, and roads as the same may appear of record. All acre amounts are Estimates Only.

POSSESSION: Possession at Closing



Heartland Partners
Realty & Auctioneers

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Broker and Auctioneer
Arapahoe, NE

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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 October 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.