

**36 +/- ACRES MISSOURI RIVERFRONT ABSOLUTE LAND**

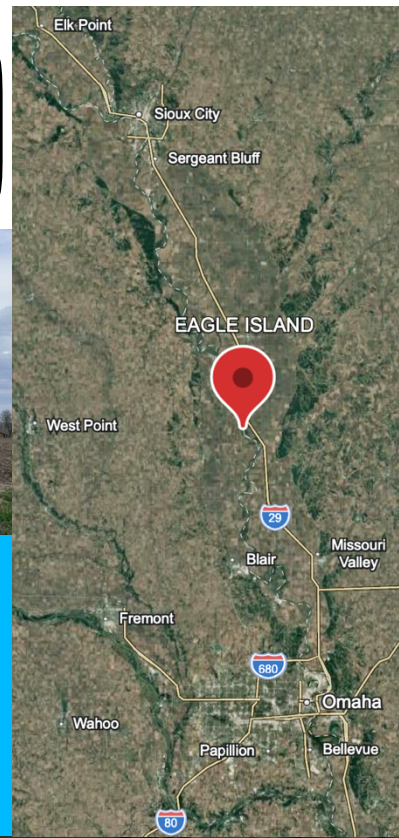
# AUCTION

**SATURDAY, JUNE 6, 2026**

**CARSON CIVIC CENTER – 1315 K STREET, TEKAMAH, NE 68061**

**LIVE AUCTION BEGINS AT 10:00 AM SHARP**

## EAGLE ISLAND



Beautiful scenic view on a river bend, located halfway between Sioux City, IA and Omaha, NE on the Missouri River. This property is sitting approximately 1.5' above the 2011 flood zone. Once in a lifetime opportunity to buy a spot on the Missouri river like this!

**This property features:**

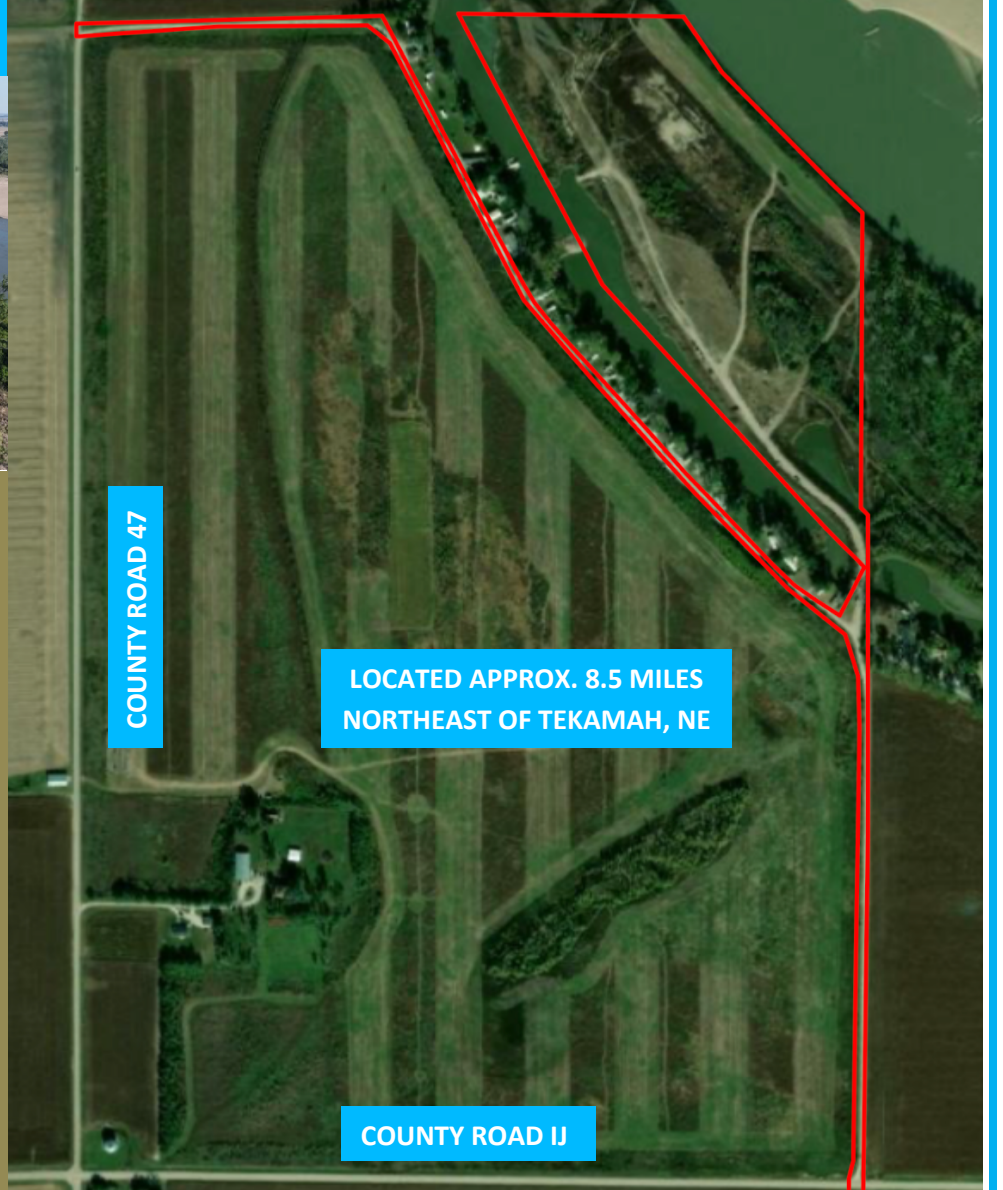
- Three phase electricity supply
- Boat ramp and canal with Missouri River access
- All weather roads leading to the property
- Access from a private road connecting to two main county roads
- Room to put in 10-12 high bank river front homes
- Room for 100+/- camper spots, a marina/convenience store
- Surveyed and plotted for camper sites and housing subdivision with Burt County Board of Supervisors, but has been vacated since
- Tekamah Municipal Airport approx. 5 miles SW of Eagle Island – 5,000' Paved

**LEGAL DESCRIPTION:** A tract of land located in the South ¼ of the Southwest ¼ of Section 6, and the East ½ of the Northwest ¼ & Private Road Section 7, Township 21 North, Range 12 East of the 6<sup>th</sup> P.M., Burt County, NE.  
**TAXABLE ACRES:** 36.17+/-  
**TAXES:** 2025 - \$324.60



### TERMS AND CONDITIONS

**ORDER OF SALE:** The property will be sold in the manner resulting in the highest total price.  
**TAXES:** Sellers will pay all property taxes for the 2025 and all prior years. 2026 and future taxes will be the Buyer's responsibility.  
**CONDITIONS OF THE PROPERTY:** This property is being sold in "AS IS, WHERE IS" condition. No warranties, either expressed or implied, will be offered by the Seller(s) or the Seller's Agents. Your complete inspection of the property by you and your experts prior to the auction is encouraged. This sale is subject to all easements, covenants, and restrictions of record. All information is provided by Seller(s) and is believed to be correct; however, Buyer(s) and/or Buyer(s)' Agent/Broker shall bear the responsibility to confirm all information prior to auction. No absentee or telephone bids will be accepted at the auction without prior approval of the auctioneer.  
**POSSESSION:** Possession will be granted on date of closing.  
**CLOSING:** The projected closing date is on or before July 8, 2026.  
**ZONING:** Burt Co. R1 Rural Residential  
**SURVEY:** Any survey needed will be at Buyer's cost.  
**AGENCY DISCLOSURE:** All agents working for Wegener Realty & Auction Company, LLC are agents of the seller.  
**FINANCING:** Please make prior arrangements for any/all financing prior to auction date. This property is not offered subject to Buyer(s) obtaining financing.  
**TITLE INSURANCE:** The Seller(s) will provide at closing an owner's policy of the insurance in the amount of the purchase price. The cost of such title insurance will be shared equally between Buyer(s) and Seller(s)  
**MARKETABLE TITLE:** Marketable title of the property will be given to the new Buyer(s) on date of closing.  
**ANNOUNCEMENTS:** Any announcements made auction day by the auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the auctioneer. All bidders are required to register for a bidder number prior to the commencement of the auction.  
**TERMS:** Ten percent (10%) earnest money payment is required on date of auction. The earnest payment will be paid in form of a check. At conclusion of the auction, the highest bidders will enter into a real estate purchase agreement and deposit ten percent (10%) of the sale price with MIDWEST TITLE INC. The purchase contract will establish terms and conditions of the sale.  
**1031 EXCHANGE:** If Buyer(s) need to carry out a 1031 Exchange, Seller(s) will cooperate with no expense to the Seller(s).



**DAVID L. AND ELIZABETH K. BRAINARD, OWNERS**

**WEGENER REALTY & AUCTION COMPANY, LLC**

*"YOUR FULL-TIME PROFESSIONALS"*

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