

ABSOLUTE REAL ESTATE AUCTION

Saturday, February 7th, 2015 @ 1 P.M.

Location: (on site) 220 EAST 26TH STREET, KEARNEY NE

OPEN HOUSE DATES

JANUARY 24TH 1-2:30
JANUARY 31ST 10:30-12
AUCTION DAY 12-1

PROPERTY SITE ADDRESS

220 EAST 26TH STREET, KEARNEY NE 68847

LEGAL DESCRIPTION

Lot 192 SW 1/4, School Section Addition to
the City of Kearney, Buffalo County NE

PROPERTY DESCRIPTION

3 Bedroom, 2 Bath, with partial unfinished
basement, and single car detached garage. Property
has alley access, central location in Kearney.
Underground Sprinklers.

LOT SIZE

56'x130'

ZONING

R-3

SCHOOL DISTRICT

Emerson Elementary

BUYER AGENCY FEE

Listing Brokerage will pay a 1% buyer agency fee to
Buyer's agents whom have clients interested in the
property. Buyer's agents clients must be registered
with Century 21 Midlands prior to sale.

FOR INCLIMATE WEATHER

Call Pat Slack 308-379-6976



TERMS & CONDITIONS

Successful Purchaser shall pay a 10% of the
total purchase price earnest deposit the day of
sale, along with signing a Real Estate Purchase
Contract. Property is being sold without
any contingencies for financing, please have
your financing in line prior to the auction.
Property is being sold "AS IS, WHERE IS",
and prior to Auction, Buyer is encouraged to
complete Inspections of the Property at Buyer's
Expense. Seller will furnish a Title Insurance
Commitment of which the cost shall be split
50/50 between Buyer and Seller. No survey will
be performed by the Seller. If Buyer requests
survey, it shall be done at the Buyers expense.
Closing on the Property shall be on or before
the 26th day of February 2015. No Warranties
of any kind are made except those stated
in writing within the Purchase Agreement
and Deeds. All though Due Diligence was
practiced by the Seller and Sellers Agents,
Buyer is responsible to verify any and all
information in regards to the property. Buyers
are here by advised by Century 21 Midlands
and representatives here of represent the
Seller as Sellers Agents throughout the sales
process. Any announcements day of sale take
precedence over written or printed material.
Seller reserves the right to accept or reject
any and all bids. Seller Property Disclosure
Statement, Lead-Based Paint Disclosure, and
Title Commitment available upon request.

Auctioneer's Note: This is an opportunity to purchase at Auction a very universal property to be used as an investment property, or single family residence with a central location in Kearney, Nebraska. The City of Kearney has many recreational amenities, several hospitals, restaurants, and shopping opportunities that service a 100 mile radius. With housing inventory low and rental rates strong, plan to attend for your opportunity to make a solid purchase in Real Estate.



308.234.5550
Century21Midlands.com

Century 21 Midlands Team Slack

Pat Slack
308-379-6976
pat@patslack.pro

Jennifer Lennemann
308-920-0529
Jennifer@patslack.pro



Slack Auction Service
904 Avenue E Place
Kearney, NE 68847

Please Post