

ABSOLUTE REAL ESTATE AUCTION

Saturday, April 27th, 2019 Starting @ 11 A.M.
Location: ON SITE AT EACH PROPERTY AT DESIGNATED TIME

OPEN HOUSE DATES

SATURDAY, APRIL 20TH 10-11AM
 THURSDAY, APRIL 25th 6-7PM

CLOSING DATE

MAY 9TH, 2019

Auctioneer's Note: This is an opportunity to purchase at auction, 3 properties that are very universal for the owner occupant or investment purchaser. The city of Kearney has many recreational amenities, several hospitals, restaurants and shopping opportunities that service a 100 mile radius and don't forget the University of Nebraska at Kearney!! With housing inventory low and essentially non-existent in this desired price range and rental rates strong, plan to attend for your opportunity to make a solid purchase in Real Estate.

PROPERTY #1 @ 11:00 AM

PARCEL I.D.
601001000

PROPERTY SITE ADDRESS
1506 AVENUE C, KEARNEY NE 68847

2018 RE TAXES
\$1364.46

LEGAL DESCRIPTION
Legal Description: Lot 1426, Original Town Kearney, Buffalo County, NE.

PROPERTY DESCRIPTION
3 Bedroom, 1 Bath, Alley Access

LOT SIZE
50' x 130'

ZONING
R-1

SCHOOL DISTRICT
Bryant Elementary



PROPERTY #2 @ 11:30 AM

PARCEL I.D.
600806000

PROPERTY SITE ADDRESS
1709 D AVENUE, KEARNEY NE 68847

2018 RE TAXES
\$971.44



LEGAL DESCRIPTION

Lot 1074 & South 1/2 of Lot 1075 including West 10' of Vacated Street Adjacent, Original Town Kearney, Buffalo County, NE.

PROPERTY DESCRIPTION

2 Bedroom, 1 bath, Alley Access

LOT SIZE
37' x 140'

ZONING
R-1

SCHOOL DISTRICT
Bryant Elementary

PROPERTY #3 @ 12:30 PM

PARCEL I.D.
604601000

PROPERTY SITE ADDRESS
2711 3RD AVENUE, KEARNEY NE 68845

2018 RE TAXES
\$685.94

LEGAL DESCRIPTION
North 50' of Lot 7, Block 42, Perkins & Hartford's Subdivision to the City of Kearney, Buffalo County, NE.

PROPERTY DESCRIPTION

2 Bedroom, 1 bath, Alley Access

LOT SIZE
50' x 50'

ZONING
R-2

SCHOOL DISTRICT
Park 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 register with Century 21 Midlands prior to sale.

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 Property at Buyer's Expense. Seller will furnish a Title Insurance Commitment issued by Vintage Title and Escrow Co., 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 Buyer's expense. Closing on the Property shall be on or before the 9th day of May 2019. No Warranties of any kind are made except those stated in writing within the Purchase Agreement and Deeds. Although 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 hereby advised that Century 21 Midlands and Listing Agents 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. Lead-Based Paint Disclosure and Title Commitment available upon request. Seller is exempt from the Seller Property Condition Disclosure Statement per state statute 76-2, 120(e).



C21 Midlands
Patrick Slack
 Owner/Broker - Auctioneer
 308.379.6976
 pat@c21midlands.pro

