

Absolute Residential Property With Hwy 6&34 Frontage **AUCTION**

Wednesday ~ November 28, 2018 ~ 4 PM

**Auction Conducted at the Property:
41769 Hwy 6&34 - Holbrook, NE**

David R. Sich - Owner

Don't Miss This Opportunity to Purchase This Property at AUCTION!

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Legal Description: Part of the SW1/4 SE1/4 South of Deer Creek in Section 15-T4N-R24W of the 6th P.M.,
Furnas County, Nebraska **Tract Size:** 161.5' x 190' .74 Acre (+/-) **2017 Tax:** \$ 393.34

The Property: The House consists of 1,208 sq.ft. with 3 Bedrooms, 1 Bathroom, Kitchen, Dining Room, Living Room and enclosed Rear Entry Room. The screened front porch could provide additional living area when the outdoor temperature is comfortable. The exterior has vinyl lap siding and an asphalt shingle roof. There is also a 24'x24' 2-Car Garage with a concrete floor, concrete drive, 2 roll-up doors, a walk-thru door and electricity. Located on the north side of Hwy 6&34 at the southeast corner of the Holbrook City Park with large mature shade trees around the House and plenty of room in the back yard for a shop, a garden or to build onto the House. This property has City water, natural gas, electricity and needs fixed up, cleaned up, cleaned out and put to use. Whether your needs are for a primary residence, a rental property or a business location, do not miss the opportunity to purchase this property Selling at Auction to the Highest Bid.

Heartland Partners Realty & Auctioneers

Mark Hamel
Broker and Auctioneer
Arapahoe, NE

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Real Estate Terms: 20% Deposit day of Auction. The balance due upon Closing on December 13, 2018. Possession given upon Closing. 2017 & prior years' taxes paid by Seller. 2018 taxes prorated to Closing, based on the 2017 amount. The cost of Title Insurance & Escrow Fee shall be divided equally among the Buyer & Seller. The property & improvements sell in "as is" condition, no warranties. Prospective Buyers should inspect the property and draw their own conclusions. Announcements made at the Auction take precedence over advertising. Heartland Partners Realty are agents representing the Seller.

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