

Gothenburg Home Real Estate Auction

**2 PM Central, Sunday, July 23, 2017
at Property
1402 A Avenue in Gothenburg, NE.**



Procedures

The home at **1402 A Ave in Gothenburg, NE** is selling at Absolute Auction. This is a Cash Sale, not contingent on financing, buyer must have financing arranged prior to bidding at auction.

Terms & Conditions

Terms - This is a cash sale requiring a \$2,500 earnest deposit at signing of the Purchase Agreement immediately following the auction. The balance of purchase price is payable in certified funds at Closing on August 29, 2017. Seller will convey title by Warranty Deed; with Title Insurance evidencing merchantable title. Cost of Title Insurance and Insured Closing shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, reservations, restrictions of record; and free and clear of all liens. Property and improvements sell in as-is condition. No warranty is expressed or implied as to the adequacy or condition of any portion of the property, for any use.

Possession - Possession at Closing, on or before August 29, 2017.

Taxes - 2016 taxes paid by the Seller; 2017 prorated to Closing.

Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller. Any maps provided by Agri Affiliates are approximations and general guidelines, not survey accurate.

Location: On the western edge of the Village of Gothenburg, Nebraska at the corner of A Avenue and 14th Street.

Legal Description: S1/2 Lots 5 & All Lot 6 Blk 12 West Lawn Addition, Dawson County, Nebraska.

Address: 1402 A Ave, Gothenburg, NE.

Taxes: 2016 taxes payable in 2017 - \$887.86

Improvements: Nice 2 bedroom, 1 bath 975 sq. ft. home built in 1925.

Comments: This home sits on a nice corner lot on the western edge of Gothenburg.

Brad Atkins, Listing Agent - 308/530-9012

**Tony Eggleston, John Childears,
Mike Polk, Jerry Weaver, Don Walker,
Bruce Dodson, Chase Dodson, Brian Reynolds,**

308 / 534 - 9240 North Platte, Nebraska

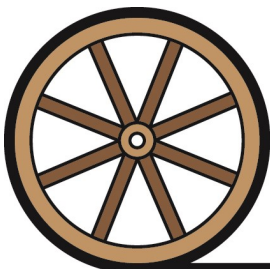
**Kearney Office 308/234-4969
Hastings Office 402/519-2777**

www.agriaffiliates.com

Personal Property to sell same day at site starting at 1:00 P.M.

*Contact **Brott Auction Service - Wendell Brott** for information.*

308-529-0117 or 529-3558 or www.brokenbowlivestock.com



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Providing Farm - Ranch Real Estate Services

