

REAL ESTATE AUCTION

SUNDAY • AUGUST 30, 2020

1:00 P.M. @ Arnold Community Building

(Personal Property will sell at 10:30 a.m.)



Parcel 1: 907 N. Walnut St. - Parcel 2: Large Lot

SELLER

Higgins Trust

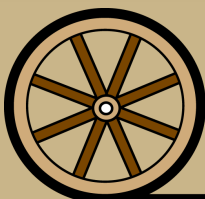
LISTING AGENT

Brad Atkins 308.530.9012

**Tony Eggleston, Bruce Dodson, John Childears, Chase Dodson,
Brian Reynolds, Mike Polk, Dallas Dodson, Dave Masek**



Brad Atkins
Listing Agent



Offered Exclusively By:

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

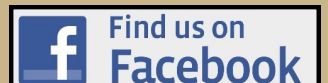
ARNOLD

115 W. Arnold Ave.
Arnold, NE 69120

www.agriaffiliates.com

(308) 848-2220

Fax (308) 534-9244



Selling 2 Parcels

TERMS & CONDITIONS

Terms - This cash sale requires a 20% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price payable in certified funds at closing. **There is no contingency for financing.** Seller to convey title by warranty deed; with title insurance evidencing merchantable title. Cost of the title insurance and an insured closing by the Title Company will be shared 50/50 by Seller/Buyer. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; free and clear of all liens. The property sells in "as-is" condition; no warranty is expressed or implied as to the adequacy of any portion of the property.

Possession - at closing, on or before October 9, 2020

Taxes - 2019 RE Taxes paid by Seller; 2020 taxes prorated to closing.

Minerals - All owned oil, gas, & mineral rights pass to Buyer.

Acreages - No warranty is expressed or implied as to exact acres included in the parcel. Legal description is subject to existing fence and field boundaries.

PROCEDURES & INFORMATION

The Purchase Agreement and Title Insurance Commitment are available from Agri Affiliates prior to the auction.

PARCEL 1:

Legal Description - Cleveland's Add: Lots 15-16-17, Block 1, Arnold Village

Taxes - 2019 Real Estate Taxes \$1,310.76

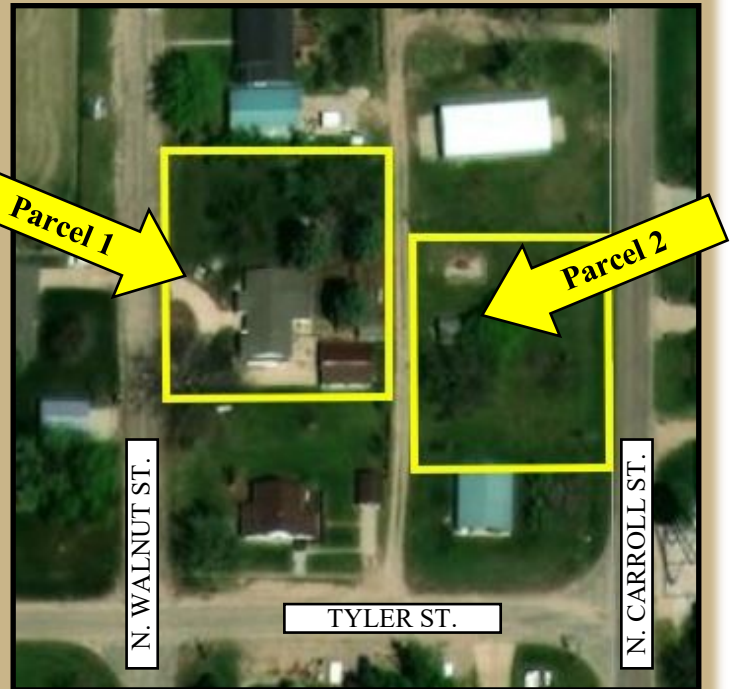
House - 1,768 sq. ft., 4 bed, 2 bath modern home, detached 2-car garage with outbuilding. Shown by appointment only.

PARCEL 2:

Legal Description - Cleveland's Add: Lots 9-10-11, Block 1, Arnold Village

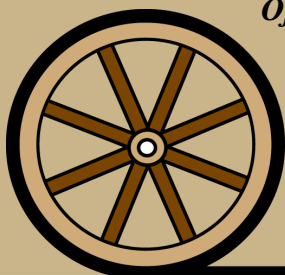
Taxes - 2019 Real Estate Taxes \$76.56

Arnold Community - Arnold is a progressive community with over 25 storefront businesses. The community is host to several events throughout the year including the annual Sandhills Open Road Challenge.



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