

# REAL ESTATE AUCTION

## Wednesday, January 17, 2018

Location: 647 North 4th, Hebron, Nebraska

Starting promptly at 3:00 p.m.

**GENERAL DESCRIPTION:** This ranch-style home consists of 1,280 sq. ft., 3 bedrooms, full bath, large living room, dining and eat-in kitchen. There is 1,020 sq. ft. of unfinished basement. In addition the home has forced air natural gas heat and central air conditioning. Also included is a detached carport located to the front of the home. This home is located in a great neighborhood on the northern part of Hebron. The lot measures 70' x 125'. This would make a great family home or an excellent investment property. The home sells in "AS IS" condition.



**LEGAL DESCRIPTION:** Lot 3, Block 1 Nelsens 2<sup>nd</sup> Addition to Hebron, Thayer County, Nebraska.

**TAXES:** The 2017 and all prior years to be paid by the Seller. All future years taxes are the responsibility of the Buyer. The 2017 taxes were \$724.20.

**TITLE & POSSESSION:** Full possession and final settlement shall be within 30 days from the date of sale, on or before February 16, 2018. Title insurance will be used and shared 1/2 and 1/2 between the buyer and seller.

**TERMS:** 20% down day of sale, balance due upon delivery of warranty deed and marketable title. All announcements made day of sale take precedence over printed material. No warranties express or implied by the Seller or the Seller's Agent.

For more information or to view the property,  
contact the seller's agent, Brad Elting

## John Deepe, Owner

Sale Conducted By: **Brad Elting & Company, Inc.**

145 North 4th Street  Hebron, NE 68370

Phone: 402-768-7270  Fax: 402-768-7274

View this auction on the web at: [www.eltingauction.com](http://www.eltingauction.com)

