

# REAL ESTATE AUCTION

## Friday, January 19, 2018

Location: 1044 Lincoln Ave., Hebron, Nebraska

Starting promptly at 3:00 p.m.

**GENERAL DESCRIPTION:** This home consists of 1,530 sq. ft., 3 bedrooms, 2 baths, large living room, dining room and eat-in kitchen. This home has an enclosed south front porch and a partially fenced in yard. This home is located on a large corner lot in nice neighborhood. Included with this home is a large detached 3 car garage located to the north of the home. This would make a great family home or an excellent investment property. The home sells in "AS IS" condition.



**LEGAL DESCRIPTION:** Irregular Tract 154 & Irregular Tract 141, 6-2-2, Hebron, Thayer County, Nebraska. This is a large lot and measures 102'X179'

**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 \$444.72

**TITLE & POSSESSION:** Full possession and final settlement shall be within 30 days from the date of sale, on or before February 19, 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 & Fayrene Levendofsky, Owners

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)

