

REAL ESTATE AUCTION

Friday August 24, 2018

Location: 930 Jefferson Ave., Hebron, Nebraska

Starting promptly at 3:30 p.m.

GENERAL DESCRIPTION: This home is a 2-story home consisting of 1,340 sq. ft., 3 bedrooms, 1 1/2 baths, large living room and dining room combination. There is a single car detached garage. The lot measures 75' x 165'.

This would make a great family home or an excellent investment property. The home sells in "AS IS" condition.

LEGAL DESCRIPTION: W 1/2 Lot 8, All of 9, Block 9 Talmadge 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 \$503.40.

TITLE & POSSESSION: Full possession and final settlement shall be within 30 days from the date of sale, on or before September 24, 2018. Title insurance will be used and paid by the buyer.

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.

AUCTIONEERS NOTE: Work requirements are requiring Justin to move from the community and will be selling his home to the highest bidder. This is an absolute auction with the home selling in it's "AS IS" condition. Make plans to attend this real estate auction.



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

Justin Boyce, 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

