

Absolute Real Estate & Personal Property AUCTION

Monday, July 17, 2023 • 6:00 p.m.

Sale Site: 513 N 19th Street, Ord, NE

Selling At Absolute Auction Will Be A Two Bedroom, One Bath Home With Gas Furnace, Private Large Backyard, Detached Garage Along With Household Items & Furniture!



Legal Description: Lot 5, Block 35 Haskells Addition to Ord, Valley County, Nebraska

2022 Real Estate Taxes: \$737.00

Year Built: 1925

Sq. Ft. of Home: Main & Upstairs, 1,062, Basement 936

Lot Size: 50'x 140'

Property Details: Two Bedroom, One Bathroom Home. Kitchen includes a Gibson refrigerator and Tappan gas range.

The upper level features an open loft. The Fuse box, 2010 Lennox natural gas forced air furnace w/ exterior a/c unit, Rheem 40 gallon gas water heater are all located in the basement. An 18'x 26' detached 2 stall garage includes an overhead door, walk thru door and a loft. Plenty of mature trees on this property giving shade to the front and private backyard.

Agency Clause: Wolf Inc. Auction & Real Estate is

acting as agents of the seller, with duty to represent seller's interest, and will not be an agent of buyer.

Announcements: Property information provided was obtained from sources deemed reliable, but the auctioneer makes no guarantees as to its accuracy. To be bought in an as-is condition. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All announcements made day of the auction by the auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer. No absentee or telephone bids will be accepted by the auctioneer without prior approval. Owner and auctioneer not responsible for accidents.

Real Estate Terms: 20% down the day of the sale with balance due at closing on or before August 17, 2023. Title insurance premium to be divided 50/50 between buyer and seller. 2023 Real Estate taxes will be prorated from the date of closing. Announcements and verification made by the Escrow agent or the agents of sale at the date and time of sale shall supersede any prior advertising. Sale is not contingent on buyer financing. Call for a private showing.

Personal Property: Hutch, dining room table & wicker backed chairs, round end table, sofa, drop-leaf kitchen table & chairs, Emerson microwave, Waterfall chest, Full & Queen bedroom sets, kitchen & household items.

Personal Property Terms: Cash or good check day of auction. Photo ID required when registering for a bidder number. Everything is being sold as-is where-is with no warranties or guarantees. All items must be paid for day of sale.

RUTH DUDA ESTATE, SELLER



Wolf Inc. Auction & Real Estate

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