

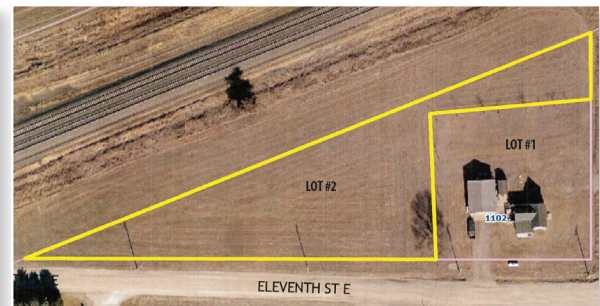
Positive Real Estate auCTION



TO BE SOLD SEPARATELY - Offering Lot 1 with house. Lot 2 vacant lot.

Monday, February 5, 2024 • 5:30 p.m.

Sale Site: 1102 Elm Street, Wood River, Nebraska



Description: A 1 Bedroom, 1 Bath Home With Detached 2 Stall Garage and Garden Shed, AND a Vacant Lot with Excellent Development Opportunity With Close Proximity to the City.

Legal Description: A tract of land located in part of the Southeast Quarter of the Northeast Quarter of Section 19, Township 10 North, Range 11 West of the 6th P.M., Hall County, Nebraska.

2023 Real Estate Taxes: Lot 1: \$1,132.96 Lot 2: \$316.14

Year Built of House: 1901 **Sq. Ft. of House:** 732 Main, 732 Basement **Lot Size:** .518 Acre Lot with House and .860 Acre Vacant Lot

Zoned: Transitional Agricultural Zone

Property Details: Lot 1: House: One bedroom, One full bath house, small wood deck, Rheem exterior a/c unit, 100 amp breaker box, recent Armstrong Pro-series propane furnace, Richmond water heater, water pressure tank, kitchen appliances, clothes washer and dryer, recent siding and steel roof, city water and sewer for the house, private submersible well for hydrants. Garage : 24'x 32' Detached two stall garage with 7'x16' insulated overhead door, hanging propane furnace and walk-thru door. Garden Shed: 11'x12'

Lot 2: Vacant Lot: Can be serviced by city water & electricity to a curb stop.

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 the 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 will take precedence over any previously printed material or oral statements. No warranties of any kind are made except those stated in writing in the purchase agreements and deeds. 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.

Terms: 20% down the day of the sale with balance due at closing on or before March 5, 2024 with possession. Title insurance premium to be divided 50/50 between buyer and seller. 2024 Real Estate taxes will be prorated to the day 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. Please call 308-728-3101 for a private showing.

SELLER: The Estate of Lester H. Critel, Jr.



Wolf Inc. Auction & Real Estate

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