

# Absolute Real Estate auCTION

Monday, October 27, 2025 • 5:00 p.m.



*Sale Site: 2020 M Street, Ord, NE*

Selling At Absolute Auction is a Spacious 6 Bedroom Project House on 2 Lots with 2 stall Carriage Garage and Fenced Backyard to be sold in as-is condition.



**Legal Description:** Lots 5 & 6, Block 17, Milford's Addition to Ord, Valley County, Nebraska.

**2024 Real Estate Taxes:** \$879.14    **Year Built:** 1900

**Lot Size:** 125'x 117'

**Sq. Ft. of Home:** 3,318

**Property Details:** Covered south facing front porch, with storage closet. 7'x5' Foyer, stained glass window. 13'x17' Dining room, carpet, lighted ceiling fan. 12'x 17' Bedroom, carpet, closet, slider door to patio. 3'x 11' 3/4 Bath with shower. 15'x 16' Parlor, carpet, beautiful woodwork, deacons bench, wood staircase, coat closet under stairs with built-in drawers, corner sink. 11'x 19' Formal living room, carpet, window a/c unit, built-in bookshelves, fireplace. 11'x 16' Music room, carpet, bay window. 3'x 5' Half bath. 5'x 9' Laundry room, laminate flooring, Amana washer, Speed Queen dryer. 16'x 17' Kitchen, laminate flooring, dumb waiter to basement, Amana refrigerator, Roper gas range, GE built-in oven, laundry chute, center island with storage, sink and Maytag dishwasher, access to basement, second level and backyard. 21'x 22' Sunporch with wood stove and gas cooktop. Basement: Rheem 40 gallon gas water heater, underground sprinkler control panel, 2013 Lennox gas furnace with humidifier, dumb

waiter, ash clean out for main level fireplace, water main, Culligan water softener, asbestos covered boiler system currently not being used, fuse panels. 16'x 25' Speakeasy room, walk-out door. Second Level: 11'x 15' Bedroom, narrow strip hardwood flooring, closet with built-in dresser, Mitsubishi heating/cooling unit. 8'x 13' Sunroom, narrow strip oak wood flooring. 14'x 16' Primary bedroom, carpet, built-in wardrobe, two closets, Mitsubishi heating/cooling unit. 9'x 9' Full bathroom, laminate flooring, Mitsubishi heating/cooling unit. 11'x 15' Bedroom, wood floor, closet, Mitsubishi heating/cooling unit. Half bath. 11'x 14' Bedroom, sink, wood floor, closet, Mitsubishi heating/cooling unit. 9'x 9' Bedroom, closet. Hallway, wood floor, closets, access to attic. Attic: insulation, attic fan, hub for Mitsubishi heating/cooling units. Exterior: Privacy backyard fence, underground sprinkler system, 2 stall detached Carriage garage, tiled roof, storage in rafters, 2 automatic overhead doors 8'x 8' south door, 7'x 9' north insulated door.

**Broker's Comments:** This property presents an excellent opportunity for buyers interested in renovation or those seeking a distinctive family home with ample space and historic character.

**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 November 24, 2025 with possession. Title insurance premium to be divided 50/50 between buyer and seller. 2025 real estate taxes will be prorated to 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.

**L&K KERCHAL TRUST, SELLER**



**Wolf Inc. Auction & Real Estate**

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