

Hitchcock County REAL ESTATE AUCTION

Auction Location: Fairgrounds Ag Complex, Culbertson, NE

Date & Time: December 16, 2014 at 10:00 A.M.

SELLER: Blackwood Enterprises

LEGAL DESCRIPTION: L-N-L Culbertson PT SE/4SE/4 Sec 8-3-31 129x134 Hitchcock County, NE

LOT SIZE: 129x134



Looking to grow your rental portfolio? Check out this property with 3-2 bedroom apartments, 1 beauty salon, and 12 storage units.

CLOSING: Seller wants to completely close by December 31, 2014.

REAL ESTATE TAXES: \$1,423.06 2013 2014 Taxes and Rent prorated to day of closing.



EVIDENCE OF TITLE: Seller will provide Title Insurance to the Buyer(s) in the amount of the purchase price with the premium and escrow to be paid one-half (1/2) by the buyer(s) and one-half (1/2) by the seller. Buyer(s) may close as soon as closing documents are prepared - no later than December 31, 2014.

TERMS: 10% down day of sale, with the balance to be paid on or before December 31, 2014 or upon such terms as may be acceptable to seller. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by Gateway Realty of McCook, Inc. in their trust account or by an identified Title/Escrow company.

Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction so the Buyer(s) are capable of paying cash at closing.

ANNOUNCEMENTS MADE THE DAY OF THE AUCTION TAKE PRECEDENCE OVER ALL MATERIAL OR ANY ORAL STATEMENTS PREVIOUSLY MADE.

POSSESSION: Subject to Tenants Rights

ACCEPTANCE OF BIDS: The successful bidder(s) will be required to enter into a Gateway Realty of McCook, Inc., purchase contract immediately following the auction.



REALTY OF MCCOOK, INC
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For Information Call

Johnny Walker - Listing Agent/Auctioneer 308-340-7173

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AGENCY: Gateway Realty of McCook, Inc., Its agents and representatives are exclusive agents of the seller. This information is believed to be correct, but not guaranteed.