

REAL ESTATE AUCTION

Saturday, January 5, 2019 ~ 1:00 p.m.

606 North Logan • Osmond, NE



Legal: Lot 3 and the South 25' of Lot 2, Block 32, Pacific Townsite Company's 1st Addition to the City of Osmond, Pierce County, Nebraska.

Taxes: \$625.94

Description: 2 bedroom, 1 bathroom home with newer kitchen cabinets, open dining room and living area. One car attached garage 10x26 detached garage, wood siding and asphalt shingles. Sits on a 75x150 lot in Osmond, NE.

Terms: Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before Jan. 24, 2019, the date of closing. Buyer will receive full possession at closing. Owner's policy of title insurance will be divided equally between buyer and seller. Sale is not contingent upon buyer financing, all preliminary financial arrangements must be made prior to the sale. Property to be sold "AS IS" with no warranties or guarantees implied. Information herein was obtained from sources deemed reliable, but Broker makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and rely on their own conclusions. The property is sold subject to existing easements, restrictions, or reservation of record, if any. Bidding increments are solely at the discretion of the auctioneer. Sale is subject to seller confirmation; however it is their desire to sell to the highest and best bidder. Announcements made the day of auction will supercede earlier announcements, verbal or written. Homestead Land & Management Co., Inc., and its associations are representing the sellers as sellers' agents

John B. Powell Estate
Robert Baird - Personal Representative



Joe Aschoff

Auctioneer/Real Estate Sales

402-360-4435 • Osmond, NE 68765

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