

REAL ESTATE AUCTION

Saturday, December 1, 2018 ~ 1:00 p.m.

307 W. Wayne St. • Randolph, NE



Legal: Beginning at the NE corner of Blk 5, Fisher & Randall's Addition to the City of Randolph, Cedar Co., NE, thence W 120' to the POB; thence S at right angles a distance of 150'; thence W at right angles a distance of 90'; thence N at right angles a distance of 150'; thence E at right angles a distance of 90' to the POB, all being in Blk 5, Fisher & Randall's Addition to the City of Randolph, Cedar Co., NE

Taxes: \$1,348.53

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This property is TO BE SOLD AT AUCTION Dec. 1st, 2018! Ranch style home with 3 bedrooms, 2 bathrooms, main floor laundry and large living area with eat-in kitchen. Large unfinished basement with a lot of potential! Attached two car garage all on a 90x150 lot. This brick home offers central heat and air, gas hot water heater, with appliances included. Property has an open backyard and views of the golf course. Located on a nice street in a quiet neighborhood.

Terms: Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before Dec. 27, 2018, 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

**Patent Family Trust (State NE Bank Trustee)
Estate of Lorene Patent Sellers.**



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