

# Personal Property and Real Estate Auction of Hazella and the late Glen May

Saturday, July 23, 2016 • 4:30 p.m. • Lunch on Grounds

**Location:** Three blocks south from Niobrara Trading Post to Juniper Road, Niobrara, Neb.

**Note:** Real estate will sell after personal property

## *Yard and Garden*

Snapper 10HP riding lawn mower; MTD 5HP snow blower w/ elec. start; Murray push mower; Small gas grill; Wood step ladder; Garden hose; Misc. garden & hand tools

## *Furniture*

Round dining room table w/6 chairs & 4 leaves; Dining room hutch w/glass doors; Drop-leaf table w/6 chairs; Full-size hide-a-bed couch; (2) Leather recliners; Black leather love seat; Rocker glider; Toshiba TV w/stand; Large dresser w/unattached mirror; (2) Small chest of drawers; (2) Full-sized beds; (3) Nightstands; Large dresser w/mirror; Small marble-top telephone stand; Small electric organ; Side buffet; Misc. lamps; Magazine lamp table; (2) Round end tables; Misc. wall hangings

## *Appliances and Household*

G.E. refrigerator; Crosley HD washer & dryer; Crosley small chest freezer; Microwave; Metal & wood upright cabinets; Small white storage cabinet; Eureka Bravo vacuum cleaner; Bissell vacuum cleaner; Small propane heater; Two-door metal cabinet; Misc. small kitchen appliances; Boxes of dishes, pots & pans; Misc. blankets & linens

## *Antiques and Collectables*

Corner hutch w/glass doors; Small porcelain drop-leaf utility cart; (2) Round end tables; (2) Small round lamp tables w/marble tops; Very old wood typewriter table; (2) Small nightstands; (2) Wood cafe benches; Wood baby crib; Kerosene lamp; Wood ironing board; Small metal yard windmill; Large beer can collection; Small cap collection; Several old suitcases; Christmas decorations; Old metal watering can; Porcelain teapot w/cups; Royal Austria 6-cup, 6-saucers, cream and sugar set; Japanese tea set, pot, cups & sugar bowl; Small mantle clock; (2) Women's hightop shoe planters; (4) Cookie jars; Small Watts pitcher; Ceramic canister set; Cornhusker bar salt & pepper shakers; Old glass rooster & hen set; Ceramic pitcher & basin set; Metal Jell-O molds; Pyrex dishes; Misc. advertisement items; Misc. old dishes

## *Real estate will sell after personal property*



Description: Well kept (2) bedroom ranch-style home on a large corner lot, near-new heating & a/c system, steel siding, attached garage, full basement, mature trees, and close to downtown area.

2015 Taxes: \$1,026.90

Legal Description: Lot 68 of Plat entitled "Relocated Niobrara, 1st Platting" in Knox County, Nebraska

Physical Address: 68 Juniper Road, Niobrara, Nebraska

Terms: Cash with a 15% non-refundable down payment the day of the auction, and the balance payable in certified funds on or before August 23, 2016, the date of closing. Buyer will receive full possession of the property on the closing date. 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 reservations 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 the auction will supersede earlier announcements, verbal or written. Homestead Land & Management Company, Inc., and its associates are representing the sellers' agents.



Call for prior showing.  
For more photos, visit:  
[www.HomesteadLandCompany.com](http://www.HomesteadLandCompany.com)  
Daniel R. Rohrer, Broker  
402-841-1360

For information on  
the real estate, contact  
Dan Rohrer, 402-841-1360.

For information on personal  
property items, contact  
Gary Vesely at 402-847-3223,  
402-668-7226 or 402-358-0611.

View pictures at [www.HomesteadLandCompany.com](http://www.HomesteadLandCompany.com).

**TERMS:** Full settlement day of sale. No items to be removed until settled for. I.D. required for bidding number. Not responsible for accidents or theft. Items sell "where and as is." Statements made sale day take precedence over anything printed or implied.

Sale conducted by

**VESELY**  
*Auction Service*



**AUCTIONEERS:**

• GARY VESELY: (day) 402-847-3223;  
(eve) 402-668-7226; (cell) 402-358-0611  
• DAN ROHRER: (cell) 402-841-1360