

# REAL ESTATE AUCTION



**480 Andromache Street Cordova, NE**  
**Wednesday, May 22, 2019**

***Starting at 6:00 p.m. - Auction to be held on the premises***

## **Property Information:**

**Legal Description:** Block 5, Lots 10 & 11, Original Town Cordova

**Real Estate Taxes, (2018):** \$343.04

**Lot Size:** 120' x 150'

**Year Built:** 1910

This single-story home has two Bedrooms, Bath, Kitchen, Living Room, Utility Room, & Finished Attic Space. There is a small cellar that houses the Furnace & Water Heater. The garage is a single car attached. There are approximately 1,113 sq. ft. of living space in this home.

This property sells **AS IS**, Bidders should contact the Auctioneer/Broker for an inspection of the property prior to the auction date.



**TERMS:** 20% Earnest fund deposit date of the auction, balance due upon closing. Closing to be within 30 days. Buyer & Seller will split the cost of Title Insurance and Escrow Closing 50/50, any loan endorsement will be the responsibility of the buyer. 2018 and all prior years Real Estate Taxes will be paid by the Seller, 2019 taxes will be pro-rated to the date of closing. Full possession upon closing. This sale **IS NOT** subject to loan approval, it will be treated as a Cash Sale, buyers must have their financing in order prior to the auction.

**The Property sells AS IS**, with no warranties given or implied, and will sell subject to all zoning and land use restrictions of the Village of Cordova, Seward County, and the State of Nebraska. The Seller reserves the right to accept or reject all bids. Lance K. Larsen, Broker is representing the seller. Any announcements made the day of the auction will take precedence over any and all printed material.

\*\*There is a 500 Gallon propane tank that will sell with the property. The successful buyer will purchase the propane in the tank **IN ADDITION TO** the purchase price.

**Lance K. Larsen, Broker | Robert O. Rhodes, Salesman**  
**402-576-3002 or 402-641-1348**

**Zotic D. Brouillette Trust, Seller**  
**Deborah A. Banks, Trustee**

**[www.larsensauctions.com](http://www.larsensauctions.com)**

