

# REAL ESTATE AUCTION



**10 Acre Acreage in York County-113 Road T, Exeter, NE**

**Location:** From Cordova NE, 5 miles West & ¼ mile South, From Exeter NE 4½ miles North

**Thursday, June 20, 2019 6p.m.**

**Cordova Community Building, Cordova, NE**

## Property Information

**Legal Description:** Irregular Tract #3 in the NW ¼ of Section 33-T9N-R1W York County, NE

**Size:** 10.09 Acres, (Homesite 5.6/Ag Land 4.49)

**Real Estate Taxes:** \$639.08

**Description:** This acreage is located in the SW corner of York County, NE. There are some older buildings on the property including a dwelling, the dwelling and other outbuildings are in poor condition and uninhabitable. There is electrical service to the property and an older residential/stock water well. All the improvements sold with the property are in AS IS condition. The property has been surveyed and map copies are available from the Broker. This is a great opportunity to purchase an acreage to build your future home. These parcels do not come up for sale often so plan to attend the auction and put in your bid!

**TERMS:** 20% Earnest fund deposit the day of the auction, the balance is due upon closing. Closing to be within 30 days. Buyer and 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 buyer will enter into a written purchase agreement immediately following 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 York County and the State of Nebraska. The seller reserves the right to accept or reject any and all bids. Lance K. Larsen, Broker is representing the seller in this transaction. Any announcements made the day of the auction will take precedence over any and all previously printed material.



**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)

