

ABSOLUTE -UNRESERVED

# ONLINE AUCTION OF A HOLT COUNTY ACREAGE

**Auction Closes Thurs. August 24, 2017 at 10am**

**LOCATION: 48945 891<sup>ST</sup> Rd., Spencer, NE**

**FROM O'NEILL:** Approximately 20 miles North on Highway 281 to 891 Rd, (between mile marker 203 & 204, or just North of Eagle Creek) then 2 ½ miles West.

**FROM SPENCER:** Approximately 10 miles South on Highway 281 to 891 Rd, then 2 ½ miles West.

## TO BID ONLINE

Go to [www.bigironrealty.com](http://www.bigironrealty.com) and register. Bidding opens Thursday, August 3rd, 2017 and is scheduled to close at 10 AM central daylight savings on Thursday, August 24<sup>th</sup>, 2017. (This auction features an automatic 5-minute bidding extension to allow bidding competitors an opportunity to react to last minute bids. Bidding opportunity will end when no further bids are received for a full 5 minutes during the bidding extension period.

**LEGAL DESCRIPTION:** A 10.75-acre tract of land in the NE corner of the NW 1/4. Section 22, Township 32, Range 12 in Holt County.

## TERMS OF SALE

At the close of bidding, Thursday, August 24<sup>th</sup> 2017, the buyer(s) will be required to enter into a written purchase agreement, along with other standard real estate documents, and make a non-refundable earnest deposit (down payment) of \$5,000 payable to Fowlkes Realty and Auction Trust Account. The earnest deposit can be made by a personal, or company check or by a wire transfer. Broker will be available at the property site until 1 PM the day of the bid closing to facilitate the signing of purchase agreement and to receive the earnest deposit, or may be available to meet the buyer(s) immediately at the close of bidding at an agreed different location. Payment of the remaining balance (final closing) shall be on, or before, September 22, 2017. Any/all brokers involved in this auction/sale are representing the seller as seller's agents.

This is an absolute auction, bidders must have any needed financing arranged and confirmed prior to bidding on the property. No bids will be accepted unless the buyer already has the funds available to make full payment for the purchase, or has a loan confirmed to do so.

The property sells with kitchen range, refrigerator, and clothes washer. The home has recently been wired for a backup generator in the case of power failure and a new propane fueled generator is also included in the sale of the property. As this is an absolute auction, the property is being sold in its as is condition without warranty or guarantee, including any possible presence of termites, mold, asbestos, radon gas, lead based paint, or other condition. Seller will not be responsible for treatment, removal, or repair of any condition. For more information go to [www.fowlkesRA.com](http://www.fowlkesRA.com).

## GENERAL INFORMATION

The owner's health condition is giving you this rare opportunity to purchase a ranch style home that sets on 10.7 acres at a price that is set by you. The home, built in 1980, has 1,536 square feet of living space on the main floor, plus a full/finished basement. The main floor has 2 good sized bedrooms, 1 ½ baths, big living room, formal dining room, laundry area, a nice sized kitchen that is open to a big dinette area with patio doors that open to a big 15x20, wood deck at the rear of the home.

The finished basement has a huge family room with a wood burning stove, a bathroom, 2 rooms that have served as bedrooms, however, they do not have regulation size/type egress windows, and a large storage room with a second stairway that leads to the garage. The home has central air conditioning, clean/comfortable hot water heat provided by a propane fueled boiler (propane tanks owned by Great



Western-O'Neill). Water to the house and several hydrants outside are provided by a submersible pump with a lot of volume (well redone approx. 4 years ago). A 2,500-gallon septic tank (pumped 3 years ago) more than adequately handles the sewage needs. The 12x15 ft. enclosed breezeway connects the house to the oversized 2 car garage (26x30) that has lots of room for cars and a workshop area ahead of them. The home had a new roof installed 3 years ago.

Outside the home are numerous mature shade trees, a nice level yard, pear, peach, and apple trees, numerous berry bushes, a large garden area, big pasture/livestock area, a detached metal sided machinery storage building with cement floor, a non-habitable old house, and misc. other small outbuildings.

The property, which all lays level and is all in grass, has 2 access roads to 891 Rd. The property has a very peaceful/private setting with lots of wildlife to view, enjoy, and/or hunt. This acreage at absolute action is your opportunity for a new home where you can experience the best of country living.

**BigIron**  
REALTY

1-800-887-8625

[www.bigironrealty.com](http://www.bigironrealty.com)

**STOCK**  
STOCK REALTY & AUCTION CO.  
Land Brokers & Auctioneers

Mark Stock, Broker

402-276-2077

**Fowlkes**  
realty & auction

Dennis F. Fowlkes, Broker

402-741-0809

## OPEN HOUSE

An open house will be conducted on Sat. August 12 from 3pm to 7pm. Please contact the brokers should you need a viewing time other than the open house date/time.

**Bruce A. & Carolina C. Weaver**  
**Owners**