

HOME OFFERED AT AUCTION

SATURDAY, FEBRUARY 3, 2018 • 1:00 P.M.

OPEN HOUSE: SUNDAY, JANUARY 28, 2018

2:00-4:00 P.M.

305 Pine Street Creston, NE



SMALL TOWN LIVING AT ITS BEST!!

This ranch style home in the heart of Creston, NE sits on a .39 acre lot with central air and heat pump. It features 2 bedrooms, 1 bath, kitchen, dining area, living room, main floor laundry and office area, partial finished basement, attached single car garage, deck and garden shed.

LEGAL DESCRIPTION: Lots 4 & 5 Block 7 Creston, NE

2016 RE TAXES: \$836.16 YEAR

BUILT: 1984

DESCRIPTION: A one story single family home with one stall attached garage with overhead door.

MAIN: 1,456 SQ. FT. Building Size. Living room, Kitchen-Dining, 2 bedrooms-closets, 1 bathroom, Office-Laundry room

Basement: 1,232 SQ. FT., Partially finished, block foundation, water softener, toilet and sink open, pool table, large cabinet, 2 laundry sinks.

Additional Buildings: Garden shed.

ANNOUNCEMENTS: Property information provided was obtained from sources deemed reliable, the agency makes no guarantees as to its accuracy. To be bought in an as-is condition. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. All announcements made day of the auction will take precedence over any previously printed material or oral statements. Bidding increments are at the discretion of the auctioneer. Owner and agency not responsible for accidents.

REAL ESTATE TERMS & CONDITIONS: Property shall be offered "At Public Auction". 10% Down Payment on day of Auction, Balance of Purchaser Price is due at Closing with possession, Real Estate Taxes prorated to Closing. Title Insurance Escrow Closing and recording fees to be divided 50/50 between Buyer and Seller, Documentary Stamps paid by Seller, any inspections or surveys required shall be paid by the Buyer.

AGENCY: Buss Realty & Auction, LLC is representing the Seller, with duty to represent Seller's interest.



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