

# ABSOLUTE REAL ESTATE AUCTION

3016-19th Street. - Columbus, NE

**AUCTION: Saturday, January 19, 2019 11:00 AM**

OPEN HOUSE: 10:00-11:00 AM • DAY OF AUCTION



**LEGAL DESCRIPTION: Lots 15-16 BLK 12  
Evan Lawn Columbus, Platte County, NE  
Lot Size: 94Ft. X 117Ft.**

**Auctioneer's Comment:** This property is selling 'At Auction' as is, where is, in its present condition. It features lot, home and detached garage being sold at one sale price to the highest bidder, selling all together.

This 1504 sq. ft. 1 & 1/2 story home built in 1920 has a 884 sq. ft. unfinished basement and a detached 310 sq. ft. detached garage. It is located in Columbus, NE. This single family dwelling has 3 bedrooms, 3 baths, and an enclosed porch. The exterior has vinyl siding. It sits on 2 lots in a quiet neighborhood close to schools, churches and parks.

**School District: Columbus Public Schools**

**2017 REAL ESTATE TAXES: \$1,719.38**

**SELLER: THOMAS M. MAUL  
Conservator for Nicolas Peterson**

**CLOSING:** Within 30 days from date of auction. Date to be agreed between Buyer and Seller.

**TERMS:** CASH, \$5,000 non-refundable Down Payment day of Auction and signing of Purchase Agreement, with balance due at Closing. The cost of Title Insurance and the Escrow Closing will be shared 50/50 between Buyer and Seller. Doc Stamps paid by Seller.

**POSSESSION:** Buyer obtains possession at Closing.

**REAL ESTATE TAXES:** 2018 Real Estate Taxes paid by Seller. 2019 Real Estate Taxes prorated to the date of Closing.

**SURVEY:** If survey is required it will be at the expense of the Buyer.

**NOTE:** INFORMATION BELIEVED TO BE ACCURATE, BUT NOT GUARANTEED. Property offered will be sold 'as is', where is, and in its present condition, and with no warranty as to habitability. Each bidder is responsible for their own inspections and inquiries of the property. Announcements on sale day take precedence over earlier announcements, verbal or written. Not responsible for accidents.

**View our website at [www.bussauction.com](http://www.bussauction.com) for additional information**

## BUSS REALTY & AUCTION, LLC

**1470-25th AVENUE - COLUMBUS, NE • Office Phone: 402-564-7915**

**CONTACT: Dave Luckey; Real Estate Broker, Appraiser, 402-562-0922**

**Brad Luchsinger; Auctioneer, Salesperson, 402-910-8619**

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