

# Home For Sale

2454 Pershing RD - Columbus, NE

Open Houses: Sat. August 3, 2019 • 1-2:00PM

Sun. August 4, 2019 • 3-4:00PM

**MOVE IN READY...well maintained, quality built, all brick home is waiting for YOU!!**



**\$190,000.00**

**LEGAL DESCRIPTION: Lots 25 BLK G  
North Park 1st Columbus, NE**

**Lot Size: 110Ft. X 100Ft.**

This 1352 sq. ft. brick, one story home built in 1957 has a 1,160 sq. ft. basement (partially finished) and a 504 sq. ft. attached 2 car garage. This single family dwelling has 2 main floor bedrooms, convenient main floor laundry, 1 1/2 baths, heating & air, large corner lot with underground sprinklers close to schools.

**UPDATES INCLUDE: Roof (2010), Hot Water Heater (2018), Gutters, Furnace & Air (2001). Appliances included. Exterior windows painted. Basement has potential for a rental.**

**School District: Columbus Public Schools**

**2018 REAL ESTATE TAXES: \$2,825.32**

**SELLER: Ruby Scheffler Irrevocable Trust**

**CLOSING:** Within 30-45 days from date of signing Purchase Agreement. Date to be agreed between Buyer and Seller.

**TERMS:** CASH, \$2,500.00 non-refundable Down Payment day of 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. Buyer is responsible for their own inspections and inquiries of the property. Not responsible for accidents.

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

## **BUSS REALTY & AUCTION, LLC**

**1470-25<sup>th</sup> 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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