

ACREAGE FOR SALE

40187 - 130TH AVENUE * LEIGH, NE 68643

OPEN HOUSE: SUNDAY, JUNE 27 * 1-3PM

MOVE IN READY...WELL MAINTAINED, COUNTRY LIVING!

WON'T LAST LONG!!

LISTING PRICE: \$245,000.00

LEGAL DESCRIPTION: PART OF THE SE1/4SE1/4 LYING EAST OF LOSEKE CREEK AND SOUTH OF COUNTY ROAD 5+/- ACRES 10-19-1E PLATTE COUNTY, NEBRASKA

2020 TAXES: \$1,332.62

THIS 1.5 STORY HOME WAS BUILT IN 1940 WITH 1184 SQ. FT. AND HAS BEEN COMPLETELY REMODELED. HAS 3 BEDROOMS, REMODELED BATH, UPDATED KITCHEN WITH NEW CHERRY WOOD CABINETS, COUNTER TOPS, SINK, FLOORING AND APPLIANCES. ALL THE WINDOWS HAVE BEEN REPLACED. ALSO HAS A 2,500 SQ. FT. MACHINE SHED AND ADDITIONAL WELL MAINTAINED OUT BUILDINGS. QUIET COUNTRY LIVING WITH ROOM TO EXPAND AND MAKE IT YOUR OWN. LEIGH SCHOOL DISTRICT AND GOOD ACCESS NEXT TO COUNTY GRAVEL ROAD.

TERMS & CONDITIONS...

CLOSING: SEPTEMBER 15, 2021. DATE TO BE AGREED BETWEEN BUYER AND SELLER.

TERMS: \$20,000.00 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: 2020 REAL ESTATE TAXES PAID BY SELLER. 2021 REAL ESTATE TAXES PRORATED TO THE DATE OF CLOSING.

SURVEY: APPROXIMATELY 5 ACRE SURVEY HAS BEEN COMPLETED AND PAID FOR BY SELLER. IF OPTION TO PURCHASE ADDITIONAL ACRES IS COMPLETED, SURVEY AND COST SHALL BE COMPLETED BY 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.

BUSS

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1470 25th Avenue | Columbus, NE

BRAD LUCHSINGER
Salesman | Auctioneer
402.910.8619

DAVID LUCKEY
Broker | Certified Appraiser
402.562.0922

