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BUSS

Realty & Auction, LLC

2468 18th Avenue
Columbus, NE 68601



LAND OPPORTUNITIES

Build A BRIGHTER TOMORROW.

EXPERIENCE. LOCAL EXPERTISE.
REAL RESULTS.



LAND /
REAL ESTATE



COMMERCIAL



RESIDENTIAL



SPECIALTY
AUCTIONS



PERSONAL
PROPERTY

VISIT US ONLINE AT **BUSSAUCTION.COM**

LIVE IN-PERSON + ONLINE

TWIN RIVER SCHOOLS AUCTION

OPEN HOUSE DATES INSIDE!

**A BUILDING WITH HISTORY.
AN OPPORTUNITY WITH POTENTIAL.**



**SATURDAY,
NOVEMBER 14, 2026**

1:00 P.M.



**609 5TH STREET
SILVER CREEK, NE 68663**

**SELLING
2 GYMS
BUILDING & LAND**

Must be registered prior to sale day to bid online.



Online Bidding Provided By
Equipmentfacts



BUSS

Realty & Auction, LLC

OPEN HOUSES

SAME BUILDING.
A BRIGHTER TOMORROW.



SUNDAY
OCTOBER 18, 2026
1:00 - 2:30 P.M.

SUNDAY
NOVEMBER 1, 2026
1:00 - 2:30 P.M.



ROOM TO
GROW.

PROPERTY HIGHLIGHTS



PROPERTY FEATURES:

- Improvements on 1 city block with ample parking
- Additional bare land on 1+ city block for future expansion or additional equipment parking
- Total acres: approx: 5+/- acre lot
- Concrete basketball court with 2 hoops
- Playground equipment
- Detached garage

PROPERTY HAS LOTS OF OPPORTUNITIES

- A great business location
- Church
- Offices
- Preschool
- Rental Venue
- Apartments
- Storage

TERMS AND CONDITIONS:

CLOSING: On or before 30 days after the auction. Before December 14, 2026. Date to be agreed between buyer and seller.

TERMS: 10% 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. Seller and Buss Realty & Auction, LLC shall not have any further obligations with respect to said property after closing.

POSSESSION: Buyer obtains possession upon closing.

SURVEY: Survey and cost is 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 warranties. Buyer is responsible for their own inspections and inquires of the property. Not responsible for accidents.

PROPERTY INTERIOR:

ROOMS: multiple rooms throughout, windows throughout

GYMS: (2) stage, basket ball hoops, glass back boards, score boards, locker rooms, newer blue bleachers

LOCKER ROOMS/BATHROOMS: showers, lockers, toilets

SHOP: shop area with overhead door

FLOORING: carpet, tile, wood, concrete

KITCHEN & CAFETERIA: stainless steel kitchen inventory

AIR CONDITIONING: No

HEAT: There is only heat in the main gym, lobby by the gym, locker rooms, and bathrooms off the lobby. The heat is not throughout the entire building.

PROPERTY EXTERIOR:

FINISH: Brick, Metal, Siding

WINDOWS: Many throughout building

