

# Absolute Real Estate AUCTION!

## Four Properties in Syracuse Sell

### Tues., Nov. 6, 2012 • 4:00 p.m.

Meeting Room - Syracuse Public Library, 480 5th Street, Syracuse, NE



• **Tract 1:** 1145 Mohawk Street, Syracuse, NE

Legal Description: Lots 10-12, Block 3 & 8.25' of alley adjacent to lots, Cotton's Addition to the City of Syracuse, Otoe County, Nebraska.

Lot Size: 132' x 132' corner lot

Zoned: R-2

Description: 1 1/2 Story, 1,676 sq. ft. home built in 1885. This 3 Bedroom, 1 bath home is in need of many repairs and is uninhabitable in Sellers opinion. Home is situated on a large corner lot with mature trees would make a great location to build!

Taxes: 2011 taxes were \$416.64.

Otoe County Assessor Property ID Number: 000986500



• **Tract 2:** 764 6th Street, Syracuse, NE

Legal Description: Lots 9 & 10, Block 6, Gray's 1st Addition to the City of Syracuse, Otoe County, Nebraska.

Lot Size: 88' x 124'

Zoned: R-2

Description: 1 1/2 Story, 982 sq. ft. home built in 1876. Home has a metal roof, but is in need of many repairs and is uninhabitable in Sellers opinion.

Taxes: 2011 taxes were \$568.78.

Otoe County Assessor Property ID Number: 001517500



• **Tract 3:** 360 Park Street, Syracuse, NE

Legal Description: (Approximate) The N 1/2 N 1/3 of Lot 12 (Excluding 66' and ROW Strip), Block B, Seventh Addition to the City of Syracuse, Otoe County, Nebraska.

Lot Size: Approximately 43,556 sq. ft.

Zoned: R-4

Description: 1 Story, 761 sq. ft. home built in 1939. Home is in need of many repairs and is uninhabitable in Sellers opinion.

Taxes: 2011 taxes were \$927.62.

Otoe County Assessor Property ID Number: 00034000



• **Tract 4:** 380 Park Street, Syracuse, NE

Legal Description: (Approximate) A tract in the SW corner of the N 1/2 N 1/3 Lot 12 (Excluding ROW Strip), Block B, Seventh Addition to the City of Syracuse, Otoe County, Nebraska.

Lot Size: 66' x 165'

Zoned: R-4

Description: 1 Story, 998 sq. ft. home built in 1900. Home is in need of many repairs and is uninhabitable in Sellers opinion.

Taxes: 2011 taxes were \$490.18.

Otoe County Assessor Property ID Number: 000346000

**Inspections:** Buyer's may inspect properties by contacting Mark Easter at (402)297-1212.

It is the Buyer's responsibility to verify all City and State laws and ordinances before demolishing properties, or constructing new structures on the lots. Any costs associated with demolition, debris removal, utility connections, or surveys will be at Buyer's expense. Buyers be advised that there may be mold in some of these properties. Information on printed material and website though deemed to be accurate, is not guaranteed. Whether present at the auction or absentee bidding, it is the buyer's/bidder's responsibility to inspect the property being offered, and to verify the accuracy of all statements.

**Terms of the Sale:** 20% down the day of the sale. Buyer shall be required to sign a cash, non-contingent offer to purchase immediately following the sale. The remaining balance shall be paid with a cashier's check at closing, on or before November 20, 2012. Full possession will be given upon closing. Seller shall furnish a Warranty Deed with title insurance policy. The cost of the Owner's title insurance policy and escrow closing fees shall be equally divided between buyer and seller. Any policy endorsements and/or survey requirements shall be at the Buyer's expense. Please make your financial arrangements before the auction. The real estate taxes will be prorated until the day of closing.

All tracts will sell separately, and will not be offered as combined tracts.

Properties sell in "AS IS WHERE IS" condition. Properties will absolutely sell to the highest bidder (no reserve). All personal property on the premises the day of the auction will stay with the real estate and become property of the buyer.

Agency Disclosure: Mark Easter and Easter & Associates, Inc. are acting as agents of the Sellers only.

## Helen Railsback, Seller

Jennifer Panko-Rahe, Attorney at Law, Conservator



# Easter & Associates

Insurance • Real Estate • Auctioneering

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