

# RESIDENTIAL REAL ESTATE AUCTION

Sale held at the Fair Center - Otoe County Fairgrounds  
198 Plum Street - Syracuse, NE

**THURSDAY, APRIL 4TH - 6:30 PM**



**PROPERTY LOCATION:**

269 Willow Street, Syracuse, NE 68446

**LEGAL DESCRIPTION:**

Lots 3 & 4, Block 2, East View Addition  
to the City of Syracuse, Otoe County,  
Nebraska

**GENERAL DESCRIPTION:** Beautiful Gartner built all brick ranch-style home with 2 bedrooms, 1 3/4 bath, main level laundry, living room, eat-in kitchen, dining area & attached 2-car garage. The full basement is mostly finished with a kitchenette, 2 non-conforming bedrooms and a family room. Home is situated on 2 lots on a dead end street. Very quiet location! This home features a covered porch, rear patio, and newer roof. Appliances include stove, refrigerator, dishwasher, microwave, washer, dryer and upright freezer.

Year Built: 1992

Basement: 1,424 sq. ft.

Cooling features: Central Air

Exterior: all brick

Front Covered Porch

Main Level: 1,424 sq. ft.

Lot size: 127.5' x 148.63'

Electric Baseboard heat

Large Two Car Garage w/Opener

Backyard Patio/BBQ Area

**TAXES:** 2018 taxes were \$3,004.88. All 2018 taxes will be paid by seller. Estimated 2019 taxes will be prorated until the day of closing.

**TERMS:** 5% 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 May 7, 2019. 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.

To arrange a showing of the property at your convenience, contact Mark Easter at 402-297-1212

**Easter and Associates would be happy to allow access to you for home inspections. A termite inspection will be completed before the day of the auction.**

**Please handle your financial arrangements and inspections prior to the auction.**

Property will sell to the highest bidder with seller's confirmation of final bid price.

**Announcements from the auction block will take precedence over printed material.**

Information on printed material, though deemed to be accurate, is not guaranteed.

**SELLERS - ROSALYN GRUNDMAN AND THE LATE DAROLD GRUNDMAN**

**EASTER & ASSOCIATES, INC. ACTS AS AGENTS FOR THE SELLERS ONLY.**

**3E Easter & Associates**

Auctioneering & Sale Management



**MARK EASTER Auctioneer**

402-297-1212 • 800-999-2030 • mark@goEaster.com

[www.goEaster.com](http://www.goEaster.com)

