

COMMERICALLY ZONED UTILITY WAREHOUSE BUILDING – WYMORE, NE REAL ESTATE AUCTION

February 12, 2022 --- 12:30 PM

Location: 217 South 14th St, Wymore, NE

Legal Description: The East 81' of Lots 4, 5 and 6, Block 16, Hoag's addition to Wymore, Gage County, Nebraska, EXCEPT a triangular tract of land more particularly described as follows: Beginning at the Southeast corner of said Lot 4; thence northerly on the East line of said Lot 4 a distance of 50.0' to the Northeast corner of said Lot 4; thence westerly on the North line of said Lot 4, a distance of 8.5' to a point; thence southeasterly a distance of 50.7' to the point of beginning.

- This commercially zoned utility building measures 28' deep x 36' long with concrete floor, overhead door and pedestrian walk-in door. The building sets on a lot 150' x 81' with two driveway entrances. Whether it is used as a utility shop, warehouse or a working garage, stop and observe this opportunity.

Terms: 10% down payment day of Auction and sign Purchase Agreement. A check of Certified Funds of the balance is due at time of closing. Full possession and closing will be on or before February 28, 2022, in the office of Smith Schafer Davis LLC, 609 Elk St., Beatrice, NE, who will act as the Escrow Agent. Full possession will be granted on final settlement. The property will be sold on an "AS IS" basis and sold subject to easements and restrictions of record, if any, both visible and of record. This property is not being sold subject to financing, make all financial arrangements prior to sale date. The 2021 taxes will be paid by the Seller, \$199.04. The 2022 taxes will be the Buyers responsibility. A policy of title insurance shall be purchased insuring marketable title in the name of the Seller. The cost of said owner's policy shall be borne one-half by the Buyer and one-half by the Seller. If Lender's Policy is required, it will be at the cost of the Buyer. Conveyance of this property will be by Personal Representatives Deed. Any announcements made day of Auction will take precedence over printed material. Dennis Henrichs Real Estate LLC will act as the Sellers Agent.

BUYERS INSPECTION:

Call Dennis Henrichs Real Estate LLC for your appointment inspection, Ph. 402-239-8741.

CLAIRE V. SCHEIDELER ESTATE

Personal Representative: Kirby Cohorst

DENNIS HENRICHS REAL ESTATE LLC

Don Johnsen – Broker
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