

REAL ESTATE AUCTION

Thursday, July 9, 2026 @ 6:00 PM

Location: 304 South 4th Street – Beatrice, NE

DESCRIPTION: A commercially zoned garage/warehouse wood structural building with 2-stall garage area 40' x 38' with overhead bay doors 10'4" T x 10' W and balance of structure 100' x 36'. The balance of building consists of concrete floors, small office area, excess storage area and electrical service.

LEGAL DESCRIPTION: West 38' of Lot 6, Block 92, Beatrice Original, Gage County, Nebraska

INSPECTION: For site and building inspection, call: Dennis Henrichs, 402-239-8741.



TERMS: 20% down payment day of Auction and sign Purchase agreement. Balance is due at time of closing by Certified Funds. Closing will be on or before July 31, 2026, at the office of N-C-T Law, Jim Nelson, Attorney, 1025 N 6th St, Suite 2, Beatrice NE, who will act as 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 2025 taxes will be paid in full by the Seller. 2025-taxes: \$285.98. The 2026 taxes will be borne by the Buyer. 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 Representative's Warranty Deed. Any announcements made day of Auction will take precedence over printed material. Dennis Henrichs Real Estate LLC will act as the Seller's Agent.

VERNON L. McALISTER ESTATE
Personal Representative: First Trust Company LLC
Thomas V. Van Robays

**DENNIS HENRICHS
REAL ESTATE, LLC**

DON JOHNSEN, Broker
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