

# ABSOLUTE COMMERCIAL REAL ESTATE AUCTION

**Monday, March 16<sup>th</sup> – 5:00 p.m.**

2463 33rd Avenue, Columbus, NE

**Auctioneers Note:** This property will sell to the highest bidder. Have your plans ready and don't let this pass you by.



**STARTING BID:** \$10,000

## **OPEN HOUSE:**

Saturday March 7 1:00-2:00 p.m. and Monday March 9, 2009 4:30-6:00 P.M.

**Street Address:** 2463 33rd Avenue, Columbus, NE 68601

**Legal Description:** Part of S 2/3 of Lot 1, Glasner's Addition to Columbus, Platte Co, NE

**General Description:** 988 sq. foot office building on a 90 x 128 lot. A great opportunity to purchase a property for your business or as an investment. EXCELLENT LOCATION. Would make a perfect location to update existing building or new construction.

**Lot Size:** Approximately 90x128

**2008 Taxes:** \$1096

**Utilities:** Water is hooked to main on 33rd Ave. and sewer runs through property to the North. There is no recorded easement for the sewer. Sewer is available on 33rd Avenue.

**Terms:** \$5000 due the day of the auction at which time the successful bidder will enter into a written purchase agreement with the Sellers. Balance of the sale price to be paid at closing on or before April 3, 2009 at which time a title insurance commitment showing merchantable title and warranty deed will be delivered. The cost of title insurance and escrow fee will be equally split between the Buyer and Seller. 2008 taxes and all previous years' taxes paid by Sellers. 2009 taxes to be prorated at closing. Buyers are reminded this is a cash sale, any needed financing should be arranged prior to the bidding. All announcements made day of auction take precedence over any and all printed material.

**Disclosures:** RE/Max Total Realty, Inc. is acting as an agent of the Sellers. Chris Nelson is a licensed Nebraska Real Estate Broker. Francis Paprocki spouse of Kathryn Paprocki is a licensed Nebraska Real Estate Broker

**OWNERS: Kathryn Paprocki and Chris S. Nelson Trustee**

## **ReMax Total Realty Inc.**

**Rick Grubaugh 402-276-1210**

*Listing Agent and Auctioneer*

2317 13th Street, Columbus, NE

[www.rgauctions.net](http://www.rgauctions.net)

