

AUCTION

SAT., JUNE 20, 2015 - 11:00 AM

450 DIAMOND - LYONS, NE

CHARMING, HANDICAP ACCESSIBLE HOME.



THIS PROPERTY WOULD MAKE AN AFFORDABLE HOME OR INVESTMENT PROPERTY.



--- PROPERTY DETAILS ---

Legal Info: Lot 2, Blk 19, Burt County, NE

Parcel #: 11911300

Year Built: 1925

Square Feet: 526 Sq. Ft.

Lot Size: 48 x 150

2014 R E Tax: \$415.00

>> Sale will be Held On Site <<

Terms Of Sale

1. 10% down Day of Sale - Balance Due at Closing
2. Closing on or Before July 20, 2015
3. Property being sold "As Is" without warranties or inspections of any kind.
4. Cash Sale
5. Subject to Seller's Confirmation the Day of Sale
6. Title Insurance provided with cost split. Half Paid by Buyer, Half by Seller.
7. Taxes Prorated to Day of Closing
8. Title to be passed by Warranty Deed, Free & Clear of all Liens & Encumbrances.
9. Closing to be performed by Dodge County Title & Escrow .
10. Broker Flat Fee paid by Buyer & Seller (\$250 paid by each)
11. Auctioneers of Don Peterson & Associates are agents of and represent the seller.
12. All announcements the day of Sale take precedence over all other previous announcements.

DON PETERSON & ASSOCIATES

100 E. 6th Street / 620 E. 23rd Street
Fremont, NE 68025

(402) 721-9700 / 721-7177
www.donpeterson.com

AUCTIONEERS

Marlin Brabec (402) 719-0025

Kevin Prinz (402) 720-0470

