

# AUCTION

**SUNDAY, SEPTEMBER 4, 2016**

**1512 CO. RD. X - CEDAR BLUFFS, NE**  
**SALE BEGINS AT 12:00 NOON**



**7 ACRES +/- WITH  
OLDER HOME  
AND OUTBUILDINGS.**

## --- PROPERTY DETAILS ---

**Legal Info:** TR SE 35-17-7 Saunders Co NE .

**Parcel #:** 002418000

**Year Built:** 1888

**Square Feet:** 1,655 Sq. Ft.

**Lot Size:** 7 Acres +/-

**2015 R E Tax:** \$1,574.94

**>> Sale will be Held On Site <<**

## Terms Of Sale

1. 10% down Day of Sale – Balance Due at Closing
2. Cash Sale
3. Closing on or Before October 4, 2016
4. Full Possession at Closing
5. Property being sold “As Is”
6. Subject to Sellers Confirmation the Day of Sale
7. Closing to be performed by Dodge County Title & Escrow with Cost Split (\$200 paid by each)
8. Title to be passed by Warranty Deed, Free and Clear of all Liens & Encumbrances
9. Title Insurance Provided with cost split Half by Seller and Half by Buyer.
10. Broker Flat Fee Paid by both Buyer and Seller
11. Auctioneers of Don Peterson & Associates are agents of and represent the seller
12. All Announcements the Day of Sale take precedence over previous announcements whether written or oral

## DON PETERSON & ASSOCIATES



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## AUCTIONEERS

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