

REAL ESTATE AUCTION

THURSDAY EVENING, AUGUST 19, 2021

LOCATION: 1108 South Lincoln Street in Madison, Nebraska

Sale Starts at 6:00 PM

LEGAL DESCRIPTION: The South 6 Feet of Lot 6 and all of Lot 7, Block 4, Park Addition to the City of Madison, Madison County, Nebraska.

GENERAL DESCRIPTION: A one story home with approximately 968 square feet of living area on the main floor. The main floor includes three bedrooms, kitchen, living room, and a full bathroom. There is also a full unfinished walkout basement. The home is heated with a natural gas forced furnace and cooled with central air conditioning. There is a 12'x22' attached garage and two utility sheds. The home has vinyl siding, asphalt roof, and replacement windows.



1108 SOUTH LINCOLN STREET IN MADISON, NEBRASKA

LOT SIZE: 72'x132'

TERMS: 20 percent of the purchase price payable the day of auction. Balance due and payable on September 20, 2021. Buyer will be furnished a Personal Representative's deed and title insurance on the property. The cost of the title insurance will be split equally between buyer and seller. The property sells in "As Is" condition.

POSSESSION: Full possession will be given on final closing.

REAL ESTATE TAXES: Seller will pay the 2020 and all prior real estate taxes. The 2021 taxes will be prorated as of date of closing. 2020 taxes were \$1,498.30.

COMMENT: The interior of this home needs a little TLC, but it has a lot of possibilities. Take a look!

OPEN HOUSE: There will be an open house on the property Monday Evening, August 9, 2021 from 5:30 PM to 6:30 PM.

GERALD WARD ESTATE --- OWNER

Floyd Ward – Personal Representative

George H. Moyer, Jr. – Attorney for the Estate

BILL BLANK AGENCY INC.
Complete Auction Service
Madison, Nebraska

Phone (402) 454-2500 or 454-2600
www.blankagency.com

Warren Blank -
Real Estate Broker & Auctioneer