

# REAL ESTATE AUCTION

## TUESDAY, JULY 27TH, 2021 • 6 P.M.

Location: 1208 Hayes in Norfolk, NE

### PROPERTY TO BE SOLD:

**LEGAL DESCRIPTION:** Lot 10, Block 2, Hayes Addition to the city of Norfolk, Madison County, Nebraska

### GENERAL DESCRIPTION:

A one story home with approximately 678 square feet of living area on the main floor. The main floor consists of two bedrooms, kitchen, bathroom and living-dining room. There is a basement with a



newer natural gas forced air furnace. Also situated on the property is a 16'x18' unattached garage.

**LOT SIZE:** 57.6'X150' with rear alley access.

**TERMS:** 10 percent of the purchase price payable the day of auction. Balance due and payable on August 27, 2021. Buyer will be furnished a warranty deed and title insurance on the property with the cost being split equally between the buyer and, seller. The property sells in "As Is" condition.

**POSSESSION:** Full possession on final closing.

**REAL ESTATE TAXES:** Seller will pay the 2020 and all prior taxes. The 2021 taxes will be prorated as of date of closing. 2020 taxes were \$567.92.

**OPEN HOUSE:** There will be an open house on the property Thursday Evening, July 15, 2021 from 5:30 PM to 6:30 PM.

**S & L STORAGE LLC - OWNER**

**BILL BLANK AGENCY INC.**

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