

# **PUBLIC AUCTION**

## **MONDAY EVENING, OCT. 26 AT 5 P.M.**

3.05 ACRE ACREAGE LOCATED IN ALBION, NE  
513 WEST FAIRVIEW STREET IN ALBION, NE



**LEGAL DESCRIPTION:** Part of the Northwest Quarter of Section 27, Township 20 North, Range 6 West of the 6th P.M. Boone County, Nebraska (County Assessor Parcel I.D. Numbers are 0004975.10 and 0004975.00)

**GENERAL DESCRIPTION:** A 3.05 acreage located in Albion, Nebraska with a three bedroom home that was built in 1956. The main floor consists of 1,678 Square feet of living space, plus a basement with 1,456 square feet. There is also a one car attached garage. The home has city sewer and water. There is also a forced air furnace and central air. Also situated on the property is a 40' X 60' Machine shed with several older outbuildings.

**TERMS:** 10 Percent of the purchase price payable day of the auction. Balance due and payable on November 25, 2026 at which time the buyer will receive a personal representative's deed and title insurance. The cost of the title insurance will be split equally between the buyer and seller.

**POSSESSION:** Full Possession on November, 25th 2026

**REAL ESTATE TAXES:** Seller will pay the 2025 & all prior taxes. The 2026 taxes will be pro rated as of date of closing. 2025 taxes were \$1,528.36.

**COMMENT:** The interior of this home needs a lot of work. The entire acreage is selling in "as is" condition. The Location of the acreage provides lots of possibilities as it borders Fairview Street on the North side and the Good Samaritan home property on the South side. Make your plans to attend this auction and buy the acreage at a price you determine.

**OPEN HOUSE:** The property will be available to view on Thursday, October 15th from 5:00 PM to 6:00 PM and Sunday, October 18th from 1:00 PM to 2:00 PM.

**PERSONAL PROPERTY:** Following the sale of the real estate the contents of the dwelling and machine shed will be sold as two separate lots. Everything in the house goes for one bid and everything in the machine shed goes for one bid. Take what you want and leave the rest. You will have two weeks to remove the items. The home is full of antiques, collectables, and household goods. The machine shed has tools, motorcycle parts, and miscellaneous items. Take a look!

**TERMS OF AUCTION:** Full Settlement day of auction. ID will be required to obtain a buying number. Not responsible for accidents or theft.

**JUDITH J. CHOAT ESTATE-OWNER**  
**DANIEL FULLNER - ATTORNEY FOR THE ESTATE**  
**BLANK AGENCY INC.**

Madison, NE

**Warren Blank - Auctioneer**

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