REAL ESTATE AUCTION
5.67 ACRE ACREAGE
SATURDAY, NOVEMBER 21ST
REAL ESTATE SELLS AT 9:30 A.M.

512 EAST MONROE AVENUE IN NORFOLK, NE






LEGAL DESCRIPTION: Part of Tax Lot 3 located in part of the Northeast Quarter of the Southwest Quarter of Section 35-24N-1W of the 6th P.M., Madison County, Nebraska.

GENERAL DESCRIPTION: A 5.67 acre acreage with a one story dwelling with approximately 1,326 square feet of living area on the main floor plus a full partially finished basement. The main floor includes three bedrooms, kitchen, bathroom, living room, and two enclosed porches. The home has natural gas forced air furnace and central air. Outbuildings include a 32' X 42' concrete machine shed, 30' X 34· garage, 8' X 24' open front livestock shed, and a 16' X 22· "craft" house with a patio.

TERMS: 10 Percent of the purchase price payable day of the auction. Balance due and payable on December 21, 2026 at which time the buyer will receive a warranty deed and title insurance. The cost of the title insurance will be split equally between the 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 2025 & all prior taxes. The 2026 taxes will be prorated as of date of closing.

COMMENT: This is a well cared for acreage located only minutes away from downtown Norfolk on Monroe Avenue. Excellent outbuildings, and on city sewer. You can move right in!

OPEN HOUSE: The property will be available to view on Sunday, November 8th from 1:00 PM to 2:00 PM.

ALVINA F. DEITLOFF - OWNER
BONNIE J. HERRICK - POWER OF ATTORNEY
BLANK AGENCY INC.
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Warren Blank - Auctioneer
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