

REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY, OCTOBER 18, 2025 • 9:30 AM

Location of Auction: 210 South 13th Street in Norfolk, NE

REAL ESTATE

LEGAL DESCRIPTION: Lot 6, Block 1, Storeys Addition to the City of Norfolk, Madison County, Nebraska.

GENERAL DESCRIPTION:

A two bedroom 1½ story home with approximately 1,142 square feet of living area plus a partial basement. The main floor consists of



**210 South 13th Street in Norfolk, NE
(Real Estate Sells at 11:00 AM)**

a living room, dining room, kitchen, and an enclosed porch with washer-dryer hookups. There are two bedrooms and a bathroom on the second floor. The home has vinyl siding, good asphalt roof, replacement windows, updated wiring, and a natural gas forced air furnace and central air conditioning. Also situated on the property is a 12'x22' unattached garage.

LOT SIZE: 48'x134' with a rear alley access.

TERMS: 10 percent earnest money deposit following the auction and the balance due and payable on November 18, 2025. Buyer will be furnished a personal representative's deed and title insurance. The cost of the title insurance will be split equally between the buyer and seller.

REAL ESTATE TAXES: The 2024 taxes were \$1,170.58. The 2025 taxes will be pro-rated as of the date of closing.

COMMENT: This home needs some work, but it would make a good fixer-upper, first home, or rental investment. Take a look and buy this house at a price that you determine. The entire property sells in "AS IS" condition.

OPEN HOUSE: There will be an open house on the property
Thursday, October 2 from 5:00 PM to 6:00 PM

Judith Thaden Estate - Owner

Clare Kleensang - Personal Representative

For Further Information Call Lonnie Kleensang at 402-640-1452

PERSONAL PROPERTY TERMS: Full settlement day of auction. ID will be required to obtain a buying number. Not responsible for accidents or theft.

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