

PUBLIC AUCTION!

THURSDAY, JUNE 18

Sale starts at 3:00 p.m.

LOCATION OF AUCTION: 305 North Pine Street, Norfolk, NE
Real Estate Sells Immediately after the personal property at approximately 3:15 p.m.

LEGAL DESCRIPTION: Lot 5, Block 4, Park Addition to the City of Norfolk, Madison County, Nebraska.

GENERAL DESCRIPTION: A one story dwelling with 872 square feet of living area on the main floor. The main floor includes two bedrooms, full bath, living room, dining room, kitchen, and pantry. There is also a full basement with a natural gas forced air furnace and central air. The asphalt roof is approximately three years old. There is also a 12'x18' unattached garage and 8'x12' utility sheet.



TERMS: 10 percent of the purchase price payable the day of auction and balance in 30 days at which time the buyer will receive 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: July 18, 2026

REAL ESTATE TAXES: Seller will pay the 2025 & all prior taxes. 2026 taxes will be pro-rated as of date of closing. 2025 taxes were \$1,374.28.

LOT SIZE: 55'x172' with rear alley access.

COMMENT: This home needs some work, but it has lots of possibilities and potential. It would make a great fixer-upper, first home, or rental property.

OPEN HOUSE: There will be an open house on the property Monday, June 1 from 5:00 to 6:00 PM and Thursday, June 4 from 5:00 to 6:00 PM

PERSONAL PROPERTY: (Please be on time--There are less than 10 items to sell!)

PICKUP: 2020 Ford "F-150" FX4 Off Road 4x4 with Crew Cab. V6 Twin Turbo Eco Boost. Like new rubber with custom wheels. All leather. Sun Roof. Box Cover. Bed Rails. 79,800 miles.



BOATS: "1700" Boat with EZ Load Trailer & Mercury 115 H.P. Motor; Gmarron Boat with Shore Lander Trailer & Tracker 40 H.P. Motor



CORVETTE: 1984 Corvette with 350 Motor & Automatic



TRACTOR: Farmall "M" Tractor with Wide Front, 13.6x38 Rubber, Rear weights, & loader w/8' Bucket



MISCELLANEOUS ITEMS: Ski-Doo Summit XRS 756 Snowmobile; 10'x12' Steel Portable Building. Brand new still in the box; 3 wheel kit for Harley Davidson

PERSONAL PROPERTY TERMS: Full settlement day of auction. ID will be required to obtain a buying number. Cash or good check only.

PERRY SCHULZ ESTATE---OWNER

Robert Schulz - Personal Representative 402-992-5990

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