

# REAL ESTATE AUCTION

September 25, 2024 ■ 5:30pm CST

For more details visit: [www.RestAgAuction.com/1202kingwood](http://www.RestAgAuction.com/1202kingwood)

## PROPERTY TO BE SOLD:

**LEGAL DESCRIPTION:** Lots 9 &10, Block 2, Holman & Graves Addition City of Stanton

**PARCEL #:** 0000200.00 Stanton County, Nebraska.

### TERMS:

- The property being sold in "As Is" condition.
- Purchase is not contingent on financing. If financing is needed, it must be arranged prior to bidding.
- All bidders are required to register the day of the auction. Photo ID is required.
- Winning bidder to pay \$2,000 non-refundable deposit the day of the sale with balance due on or before 10-24-24.
- Buyer to enter into a Purchase Agreement immediately following the sale. Title insurance split equally between buyer and seller.
- Seller reserves the right to accept or decline any and all offers.
- Buyer will be furnished a PR deed.
- Full possession on final closing.

**REAL ESTATE TAXES:** Seller will pay the 2023 and all prior taxes. The 2024 taxes will be prorated as of the date of closing.

**GENERAL DESCRIPTION:** A two-story home with approximately 2600 sq ft of living area on a double lot. This home has central air conditioning on both levels with 1 bedroom, a full bath and laundry on the main floor, and 3 bedrooms and half bath on the upper floor. Bonus feature includes 2 wine or canning cellars with curved red brick ceilings. The private back yard gives you a no-neighbors feel.

Located just 13 minutes from Norfolk and 30 miles from Wayne.



Bedrooms:	4
Total Baths:	1 ½
Living Area:	2600 SqFt
Lot Size:	120' W x 140'D or 16,800 sf
Garage:	Detached 1 Car
Year Built:	1910
Property Tax:	\$2,961 (2023)
Avg. Gas	\$79
Avg. Electric	\$86

## OPEN HOUSE

Sunday, August 25<sup>th</sup> from 3-5pm  
Monday, September 2<sup>nd</sup> from 5-7pm  
Or by appointment



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REAL ESTATE  
SOLUTIONS TEAM



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