

Real Estate Auction



Thursday, August 18th, 2022

Real Estate – to Sell at 7:00 p.m. – Otoe County Fair Center – 190 Plum Street, Syracuse, NE

Property Address: 4907 I Road, Dunbar, NE 68346

Property Legal Description: Lot 1 Dora Marie Griepentstroh Subdivision located in the SW ¼ SE ¼ of Section 7, Township 8 North, Range 13 East of the 6th P.M., Otoe County, Nebraska containing 4.49 +/- acres.

Date Built: 1900

General Description: Hard to find acreage located off of paved I Road (old Highway 2) east of Dunbar. This 1 ½ story dwelling has 4 bedrooms and 1 bath with CA/FA heating and cooling units-unaware if they are in working condition. Home has structural problems and needs many repairs-not inhabitable in its current condition. Property is on a well and septic system. The well water has been tested and passes state requirements. Property has a useable barn and 2 detached garages. Other buildings in need of demolition. Sells subject to a lease for use of the catch pen on the property until March, 2024. Please make your inspections early. Sells in AS-IS/WHERE-IS Condition.

TAXES: 2022 taxes have not been determined at the time of printing. All of the 2021 taxes will be paid by seller. Estimated 2022 taxes will be prorated until the day of closing.

TERMS: 10% of Purchase Price down the day of the sale. Property sells in “as-is” condition. Buyer shall be required to sign a cash, non-contingent offer to purchase immediately following the sale. The remaining balance shall be paid with a cashier’s check at closing, on or before September 16, 2022. Full possession to be given upon closing. Seller shall furnish a Special Warranty Deed with title insurance policy. The cost of the Owner’s title insurance policy and escrow closing fees shall be equally divided between buyer and seller. Any policy endorsements and/or survey requirements shall be at the Buyer’s expense. Please make your financial arrangements before the auction.

Agency Disclosure: Easter & Associates, Inc. is acting as agents of the Sellers only.

Seller: Dora Mae Griepentstroh Life Estate

Property sells to the highest bidder, with Sellers confirmation of final bid price (Auction with Reserve)
Announcements from the auction block will take precedence over any printed material.

For more information or to arrange an inspection contact:

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