REAL ESTATE AUGGTE SATURDAY, MAY 11, 2024 - 10:00 AM

Live Auction on Location at 306 West H Street, Weeping Water, NE



TRACT 1

Address: 306 West H Street, Weeping Water, Nebraska

Legal Description: Lot A, Block 60, Original Town of Weeping Water, Cass County, Nebraska.

General Description: This beautiful brick church built in 1913 has 4,241 square feet on the main level with 2,948 square feet that is mostly finished in the basement. Absolutely beautiful stainedglass windows, ornate woodwork, and a serving kitchen in the basement. This is not vacant property; the parish is small,



but they still hold weekly services. Lots of possibilities with this property.

TRACT 2

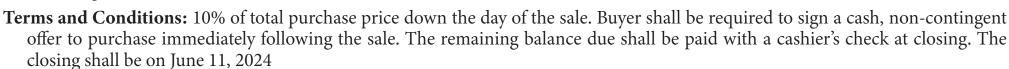
Address: 304 West H Street, Weeping Water, Nebraska

Legal Description: Lot B, Block 60, Original Town of Weeping Water, Cass County, Nebraska.

General Description: This 2 bedroom, 1 bath home has 884 square feet on the main floor with a full basement. Home has FA/CA and an older detached single car garage off the alley. The home was built in approximately 1957.

Method of Sale: Each Tract will sell in their entirety by Public Auction with Reserve. Tracts will not be conjoined or offered together.

Taxes: Seller shall pay all 2023 taxes. Taxes for 2024 will be prorated until the day of closing.



Possession: Full possession shall transfer to Buyer upon closing.

Surveys and Boundaries: Seller has surveyed the tracts selling. Survey is available upon request.

Title, Easements and Mineral Rights: Seller shall furnish a 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. All easements filed of record shall be shown on the Title Commitment. A copy of the Title Commitment will be available upon request.

PROPERTY WILL SELL TO THE HIGHEST BIDDER WITH SELLER'S CONFIRMATION (RESERVE)

Announcements from the auction block will take precedence over printed material. Information on printed material, though deemed to be accurate, is not guaranteed.

For questions on the property, or to arrange an inspection, contact Mark Easter at (800) 999-2030 or (402) 297-1212. Please make your financial arrangements before the auction.

SELLERS:



MARK EASTER Auctioneer

402-297-1212 • Office 800-999-2030

363 5th Street - Syracuse, NE

info@goEaster.com www.goEaster.com



Insurance • Real Estate • Auctioneering