

# REAL ESTATE AUCTION

## 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 stained-glass 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.

**Terms and Conditions:** 10% of total purchase price down the day of the sale. Buyer shall be required to sign a cash, non-contingent offer to purchase immediately following the sale. The remaining balance due shall be paid with a cashier's check at closing. The closing shall be on June 11, 2024

**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: WEEPING WATER CHRISTIAN CHURCH



Insurance • Real Estate • Auctioneering

**MARK EASTER Auctioneer**

402-297-1212 • Office 800-999-2030

363 5th Street - Syracuse, NE

info@goEaster.com **www.goEaster.com**

