

Real Estate &
Personal Property

AUCTION

SUNDAY, AUGUST 11
1:00 P.M.

133 GARFIELD STREET
STUART, NEBRASKA



Here's an opportunity to purchase a 1,030 square foot quality home in a good location! Built in 1910, this 1 story home features 2+ bedrooms, 1½ baths, living room, eat-in kitchen, utility/laundry room, and a full unfinished basement. Pacesetter windows were installed in 2002, new carpet installed in a portion of the home in 2009 along with a large wood deck, roof shingled in 2004 and the steel siding was installed in 1985. The property is connected to a public water system and natural gas. Home is heated by forced air furnace and cooled by central air. The 560 square foot garage was built in 2009, with a concrete drive approach. You'll just have to come take a look and bid your price!

LEGAL DESCRIPTION: The North Fifty Five Feet (55') of Lot Five (5), in Block Eleven (11), of Hallock's Addition to the City of Stuart, Holt County, Nebraska

REAL ESTATE TAXES: The approximate real estate taxes are \$1,126.⁹², and will be pro-rated to date of closing.

TERMS: 10% of purchase priced down payment due upon conclusion of winning bid, at which time a purchase agreement will be signed. Title insurance and closing costs will be equally divided between buyer and seller. Closing date expected to be within 30 days from auction date. This sale is subject to owner's confirmation. Property sells "as-is, where-is" with all faults, if any. Buyers are urged to make their own inspection of the property. This will be considered a cash sale, and NOT subject to financial approval. Broker and salesmen are agents of the seller

FOR MORE INFORMATION, CONTACT: M & M Auction and Realty, LLC, Post Office Box 243, O'Neill, Nebraska 68763. Matt McKay, Broker (402)340-1209 or Mark Durre, Agent (402)340-4142; www.mmauctionrealty.com

Personal Property



FORD 8N TRACTOR
Good Condition ... Has been shown in the Stuart 4th of July Parade for many years!

HOUSEHOLD & MISCELLANEOUS: Window Air Conditioning Unit, Magic Chef Microwave, Old Drop Leaf Table, Dinette Set, 6 ft. Writing Table (newer), Metal Cabinet, Display Case, Mirrors, 16" Fan, 3 Drawer Chest, Picnic Table, Metal Lawn Chairs, 5 ft. Ladder, Several Yard Ornaments, Block and Tackle, Blue Canner, Canning Jars, Lots of Garden and Lawn Tools, And More!

TERMS: Cash or good check day of sale Nebraska State Sales Tax collected. I.D. Required to obtain buyer number. Auction company not responsible for accidents or theft. Advertising believed to be accurate; however, not guaranteed. Announcements made day of sale take precedence over printed advertising.

ALICE FAHRENHOLZ
(402)340-8374 * OWNER

M & M AUCTIONS

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Check us out on the web
www.mmauctionsllc.com



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