

**Sale Name:** FRY ESTATE REAL ESTATE AUCTION - FAIRBURY, NE

**LOT 1 - 1206 A Street, Fairbury, NE**



### Description

**LEGAL DESCRIPTION:** All of Lot 13 & All of Lot 14 Ex S. 5', Block 5, Ashby & Freeman Addition to Fairbury, Jefferson County, Nebraska.

**GENERAL DESCRIPTION:** The main floor features an open living room/dining room/kitchen area, laundry, full bathroom, and 3 bedrooms. The partly finished basement has a family room area and additional storage. There is a 1 stall attached garage and some additional garden sheds.

**REAL ESTATE TAXES:** The 2024 Real Estate taxes were \$2,646.70. The 2025 taxes will be prorated to the date of closing.

**TERMS:** A non-refundable earnest deposit of 20% of the purchase price shall be paid down upon signing purchase agreements. Purchase agreement must be signed and earnest deposit made by within 48 hours of the end of the auction. The balance shall be due on or before April 6th, 2025. The cost of title insurance and escrow closing shall be shared equally between the Buyer and Seller. Nebraska Title shall be the title insurance company and shall conduct the escrow closing. The property is not being sold subject to loan approval and treated as a cash sale. Make all financial arrangements prior to the auction. The property is sold in "AS-IS" condition with no survey, warranties, inspections, repairs, or treatments provided or paid for by the Seller or Real Estate Firm. A 10% buyer's premium will be added to the high bid to determine the sale price. Schultis & Son, Inc. are agents of and represent the Seller in this transaction.

**Quantity: 1**



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