

Real Estate Auction

10.68 Acres with House & Outbuildings

November 14, 2019- 6:00 P.M.

Fairfield City Auditorium

Property Address: 1160 Hwy. 74, Fairfield, NE.

Location: The property is located just east of Fairfield along the North side of Highway 74.

Open House Dates: October 29, 2019 & November 5, 2019 at 5:00- 7:00 pm.



Real Estate Terms & Conditions: This is a cash sale requiring a 20% down earnest deposit the day of the sale after the signing of the Purchase Agreement immediately following the auction. The balance of the purchase price will be due at closing. The seller will provide marketable title to the buyer evidenced by title insurance. Title insurance and closing costs will be split between buyer and seller. The sale is not subject to financing. Buyer is responsible to have all financial arrangements in place prior to sale. The 2019 taxes will be prorated to the date of closing. This sale is subject to all easements, covenants, restrictions of record, and leases. Property and improvements sell in as-is condition with no warranties or guarantees, either expressed or implied, by the Seller, The Pinnacle Agency and their agents and affiliates.

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.

Description: Here is a perfect opportunity for an acreage in small town Nebraska. The acreage sits on 10.68 acres just outside of Fairfield on the highway, and is only a few miles from Sandy Creek Public Schools. Acreage has a well-kept 2 story farm house, beautiful big red barn, quonset building, grainery, garage, other outbuildings, large yard, with lots and pasture by the barn. The house is approximately 1,464 sq. ft. with 4 beds, 1 bath, has new water pressure tank, furnace and water heater replaced in 2010, and all of the building roofs are newer and in good condition.



2018 Taxes: Approximately \$810.10

Possession: Possession will be given at closing on or before December 14, 2019



For More Information Contact Derek Vrtiska (402) -852-6208

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The Pinnacle Agency
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