

Acres & Personal Property AUCTION

SATURDAY, JULY 14, 2018 | 10:00 AM

**REAL ESTATE
12:00 NOON**

1 Mile South of O'Neill, NE on U.S. Highway # 281
Lunch Available | Portable Restrooms On Site

**BRING A
FRIEND**



LOCATION: 49233 870th Road, O'Neill, Nebraska 68763

LEGAL DESCRIPTION: Part of the Northwest One-Quarter of the Northwest One-Quarter (NW¼ NW¼) of Section Six (6), Township Twenty-Eight North (28N), Range Eleven (11), West of the Sixth (6th) P.M., in Grattan Township of Holt County Nebraska

DESCRIPTION OF PROPERTY: A well cared for 1971 (Approximately) double wide home featuring 1,224 square feet along with an additional 200 square feet sun room. There are 3 Bedrooms, 1¾ bath, a solid wood deck all located on just over 3 acres of land. Several updates in the home include window replacement, drywall and more! There is also a 24' X 33' pole shed with overhead door and several other small garden sheds. Don't miss your opportunity to own this property in excellent location!

2018 ESTIMATED REAL ESTATE TAXES: \$ 728.⁸⁴

TERMS: 10% down payment due after awarding of winning bid, at which time Purchaser will enter into a purchase agreement. Title insurance and closing costs will be equally divided between buyer & seller. Taxes will be prorated to the date of closing. Home & property will be sold "as-is, where-is" condition. Buyers are urged to make their own inspections and make their own condition conclusions. This is considered a cash sale and *WILL NOT* be subject to financial approval. Earley Real Estate and licensed associates are working as Sellers Agents. Property will be auctioned and sells subject to owner's confirmation. Make your inspection and bid your price!

**Earley
Real Estate**

P.O. Box 812 | O'Neill, NE 68763
Tom Earley, Broker | (402)340-0011
Matt McKay, Assoc. Broker | (402)340-1209

APPLIANCES & HOUSEHOLD

KENMORE Side by Side Refrigerator Freezer
WHIRLPOOL Elec. Range
CROSLEY Matching Washer & Dryer
GE 15 Cu. Ft. Upright Freezer
OSTER Microwave
Several Small Kitchen Appliances
LG 32" Flat Screen TV
EDEN Pure Elec. Heater
Several Boxes Pots, Pans & Cookware
Serving Dishes | Several Cake & Jell-O Molds
Boxes of Tupperware | Pictures & Frames
Book Shelves | *Lots More*

MISCELLANEOUS

PROFORM Treadmill
HEWLETT-PACKARD Computer with Computer Desk
Office Chair | Metal Shelving | Several Coolers
Plant Stands | Globe | Western Saddle | *Lots More*

GUNS

PARDNER 20 Gauge Single Shot Shotgun
RED RYDER BB Gun
DAISY Model 99 BB Gun

TERMS & COMMENTS

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, is not guaranteed.

Joann has decided to move to town & will offer, at auction, a rare opportunity to purchase an acreage, close to town. Personal property items are clean and well cared for. Make plans to attend this auction, as there will be surprises!

TOOLS - OUTDOOR ITEMS - CANOE



POULAN Pro 300 Riding Lawn Mower, 42" Cut, 17 HP

ARIENS ST504 Snow Blower
HUSQVARNA 18" Chainsaw
POULAN Weed Tiller
Hedge Trimmer
Elec. Weed Trimmer
B&D Bench Grinder
Air Compressor
Werner Step Ladder
5 Gallon Shop Vac
Lots Wrenches & Tools

Hand Tools
Optima Fiesta BBQ Grill
Bird Bath * Bicycles
Propane Heater
Garden Hose
Tree Planter
Lantern
Lots of Fishing Equipment
Canoe
EARTHQUAKE Gas Post Digger

ANTIQUE & VINTAGE ITEMS



RED WING 2, 4, 10 & 20 Gallon Crock
Crock Jugs
Cream Can
Old Records
Lazy Eye Doll
Singer Sewing Machine

Hitler War Books
State Quarter Collection
1882 Land Claim Document, framed
Kennedy Picture, framed
PENNZOIL Can
And Many More

Estate of Robert Lowe
Joanne Lowe, Seller

M & M AUCTIONS

Post Office Box 243
O'Neill, Nebraska 68763

Check us out on the web – www.mmauctionsllc.com

| *Call us first for all your marketing needs* |

Matt McKay
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Mark Durre
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