

ABSOLUTE REAL ESTATE AUCTION HALL SCHOOL EDUCATIONAL FACILITY

**3191 North Studley Road, North Platte, Nebraska
Thursday, September 27, 2018—10:30 A.M.**



DESCRIPTION: +/- 5.24 ACRES - INCLUDES +/- 22,642 SF BUILDING

LEGAL: ROSEDALE RANCH INC. SUB. OF W1/2 OF NW1/4 23-14-30 TRACT A 5.24 ACRES.

LOT DIMENSIONS: Approximately 705' x 324'

ZONING: A1 - Agriculture / Conditional Use List Available

TERMS OF THE AUCTION: \$5,000 earnest deposit on the day of the auction and balance is paid in full on or before October 31, 2018. Property will be purchased "AS IS". Possession will be conveyed on date of closing. Title will be conveyed by Warranty Deed free and clear and evidence of marketable title will be by commitment for policy of title insurance. Title insurance premium and escrow closing fee shall be shared equally by purchaser and seller. Any financing necessary for the purchase of the property must be arranged prior to the date of the auction. The auction of the property will be ABSOLUTE without limit or reservation. Plats and building drawings available. All additional closing documents can be viewed at www.cisnorthplatte.com.

Open House Every Wednesday From 4 to 6 PM and 8:30 AM On Auction Day

**Robert L. Stefka, CCIM, Broker
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