

Rosella "Margie" Baum
and guest consignor
Estate

AUCTION

Sunday, October 7, 2018 | 11 AM Sharp

Beckman Lumber Warehouse, 1/2 Mile South of Elgin Westside, Elgin, NE

**Real Estate Offered
at 12:30 PM**



HOME ABSOLUTELY SELLS TO THE HIGHEST BIDDER, WITHOUT MINIMUM OR RESERVE! Take a look at this very nice wood frame bungalow style 2 bedroom, 1 1/2 Bath Home and bid your price! The main floor features a very nice 18' X 11' kitchen with lots of cupboard space, both wall and base Units; washer & dryer hookups are in kitchen; 13' X 9' foyer room; 18' X 12' living room; 12' X 12' & 10' X 12' bedrooms each with closets; 12' X 8' newly remodeled bathroom with handicap shower. The basement is a full cement block with cement floor with floor drain and clean out. There is a near New York Diamond 90 high efficiency natural gas furnace and a near new Richmond 40 gallon natural gas water heater. The home has all new vinyl replacement windows with metal cladding on the exterior, hardboard siding, 3 year old roof, rain gutters, 24' X 12' garage with 9' X 7' overhead door with remote, blown in insulation in attic & good concrete driveway. There are plenty of maple Trees for shade in back yard.

ADDRESS: 303 Elm Street, Elgin, Nebraska

LEGAL DESCRIPTION: Tax Lot Five (5) of the Re-subdivision of Out Lot "G" in the Village of Elgin, Antelope County, Nebraska

2017 TAXES: \$ 602.⁰²

COMMENTS: This is a very nice, cozy home for a retired couple or young family just starting out! Come prepared to bid your price as this is an Un-Reserved Auction to highest bidder. **THIS IS A CASH SALE & IS NOT SUBJECT TO FINANCING! PLEASE HAVE FINANCIAL ARRANGEMENTS MADE PRIOR TO THE AUCTION AND BIDDING.**

TERMS: 20% of purchase priced down payment due upon announcement 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. Taxes pro-rated to date of closing. Closing date expected to be within 30 days from auction date. Property sells "as-is, where-is" with all faults, if any. Prospective purchasers are urged to make their own inspection of the property. Broker and salesmen are agents of the seller.

FOR MORE INFORMATION, CONTACT: Mark Durre, Listing Agent (402)340-4142; Sweeney Auction and Realty, Chuck Sweeney, Broker, 50212 806th Road, Greeley, Nebraska 68842 (402)428-5971 www.sweeneyauction.net

PERSONAL PROPERTY



AUTOMOBILE: 1993 Oldsmobile 88 Royale, 4 door, 3800 V6 Engine, Automatic Transmission, Air Conditioning, Cruise, 188,000 Miles

LAWN MOWER, SNOW BLOWER AND SHOP ITEMS: Toro Riding Lawn Mower, 20 HP; Toro Model 2450 Snow blower, *newer*; Miter Saw, Craftsman Radial Arm Saw; Makita Planer; Large Assortment of Carpenter Tools; Many Miscellaneous Hand and Yard Tools; Post Hole Digger; 15 gallon Mobil Barrel; Electrical Drop Cords; Yard Ornaments; Pedestal Fan; Horse Tack; Heavy Tomato Cages; Garden Fencing; - *More To Be Discovered* -

MISCELLANEOUS: S.I. Row Unit Tester; George Foreman Grill; Mr. Coffee Coffee Maker; Roasters and Misc. Kitchen Appliances, Utensils and Supplies; Canisters; Blue Canner; Pictures & Frames; 2' Stepstool; Exercise Bike; Handicap Walkers; Kids Toys; Electrical Toys; Owl Lamp; Wall Clock; Old Mirror; Round Wall Mirror; Kids Toys; Electric Toys; LaCrosse Chest Waders; Hip Waders; - *Lots More* -



DOLL COLLECTION: Many Barbie and Other Dolls, Many In Boxes

APPLIANCES AND FURNITURE: Maytag "Super Capacity Plus" Glass Top Electric Range; Maytag Performa Refrigerator 15 Cu. Ft. w/cross top freezer; Samsung Microwave; Speed Queen Marathon HD NG Clothes Dryer; Maytag Performa HD Washer; Maytag Washer & Dryer set; Samsung Flat Screen TV w/remote; Symphonic TV w/remote; Magic Chef Microwave; Dehumidifier, *works good*; Chickering & Sons Piano w/bench; 1953 Piano Bench; Lighted China Cabinet; Full Size Couch w/hide-a-bed; Lazy Boy Rocker/Recliner; Upholstered Arm Chair; Glider Rockers; 2 Leather Recliners; Oak Wood Chair; Wooden Desk; Large Desk; Wooden Cabinet; Cedar Chest; Nice Wood Dining Table with 4 padded chairs; Dining Room Table with 6 black chairs; Wooden Drop Leaf Table w/chairs; Oak Square Dining Table w/chairs; Glass Top Table; Chromecraft Table; Wooden End Table; Card Table w/chairs; Wooden Entertainment Center; Corner Lamp Stand; Stereo Cabinet; Wood Plant Stand; 4 piece Full Size Bedroom Set; 2 piece Full Size Wooden Bedroom Set; 4 piece Bedroom Set, *nice*; 3 piece Wooden Full Size Bedroom Set; Wooden Jewelry Cabinet; Wooden Bookcase; 27 Wooden Quilt Racks; Sewing Table with sewing machine; Filing Cabinet; - *And Much More* -

TERMS OF PERSONAL PROPERTY: Cash or good check day of sale. Nebraska State Sales Tax will be collected, unless you hold a valid Nebraska Sales Tax Resale Permit. I.D. Required to obtain buyer number. Auction company not responsible for accidents or theft. Advertising believed to be accurate; however, is not guaranteed.

CHECK OUT MORE INFORMATION AND PHOTO'S AT
WWW.MMAUCTIONSLLC.COM
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Lunch and Portable
Restrooms Available
On Site