

350 MEARS STREET, CHADRON, NE RESIDENTIAL - MEDICAL & RETIREMENT UNRESERVED ONLINE AUCTION

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**MAY 28-
JUNE 11, 2024**

BIDDING ENDS AT 11 A.M. MDT

Get a salebill, register and bid at

www.bigiron.com



Sellers: Teddy Hamar, Brett Baker Conservator

Contact Your Listing Agent

Brad Otte 605.685.5716

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Sale Dates on**



Information:

BEDROOMS: 2
BATHROOMS: 1
SQUARE FEET: 648

SCHOOL DISTRICT: Chadron School Dist-2
STYLE: 1 Story Frame
YEAR BUILT: 1930

This residential property is being sold due to the owner's ongoing medical challenges and recent retirement. This home is 648 sq. ft. and prepped for a remodel it has excellent rental property revenue potential. The home has 2 bedrooms, 1 bath, and electric heat in Chadron, NE. There is a fenced yard with an 8' x 12' storage shed. The lot is 50' x 150' and has an off-street cement parking space.

Legal:

Block 20, Lot 4, Addition OT, City of Chadron, Dawes County, NE.

2023 Taxes:
\$977.66

Attend the Auction

Tuesday, June 11, 2024
9 a.m. MDT until bidding ends

Casey Peterson Ltd. (Meeting Room)
201 Main Street | Chadron, NE



BIDDING PROCESS

Bidding increments will be \$1,000. The final sale price will be the highest bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this home for 14 days beginning May 28, 2024, and ending June 11, 2024, at 11:00 a.m. MDT. This unreserved online auction features bidding extensions. The closing time will be automatically extended when a bid is received in the last 5 minutes and will close when there is no bid for 5 minutes. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

The property is selling "AS-IS". Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2024 BigIron Realty. All rights reserved.

TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to the Title Company. The earnest deposit can be made by a personal check, company check, or by wire transfer. The balance will be due at closing on or before July 11, 2024. The seller will provide marketable title to the buyer evidenced by title insurance; the title insurance and owners' policy premium will be paid by the seller, and lender fees will be paid by the buyer. The 2023 real estate taxes will be paid by the seller and the 2024 taxes will be paid by the buyer. Property will not be sold subject to financing. Bidding increments may be changed at the discretion of the Real Estate Agent. Please have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed or implied and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.

THE BIGIRON REALTY ADVANTAGE



QUICK LAND SALES

When you list your property on our online land auction platform, it is **guaranteed to be sold after six weeks.**



MORE MONEY IN YOUR POCKET

Our online land auctions **consistently outperform** traditional auctions and listings.



UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

Celebrating 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

BigIron
REALTY

4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com

800.887.8625



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