

# Cornwell Incorporated REAL ESTATE AUCTION

October 24, 2023 | 6:30pm

LIVE Auction at location of the home  
410 E Street Utica, NE 68456  
SELLING PARCELS AS 1 TRACT

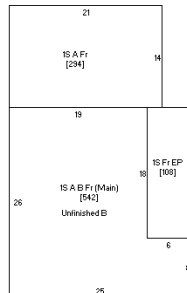
TRACT 1- Block 4 lots 5-6, Block 4 Lot 4 (vacant lot), and  
home

OPEN HOUSE TO VIEW THE HOME  
October 24, 2023  
3:00pm-6:00pm

### Block 4 lots 5-6 and HOME

Home -986 sq ft living space- Detached 2 car Garage - Lot size 0.150 acres

**Block 4 Lot 4** - 0.100 Acres - Vacant Lot



Home is selling as-is, where-is, with no guarantees. Buyer's inspections are encouraged prior to the house selling, house will be open for inspection on October 24, 2023 from 3:00pm-6:00pm with auction starting at 6:30pm. All financing arrangements must be lined up prior to the auction. Sale is NOT contingent upon financing. Pre-Approval letter will be required to receive a bidder number. 2022 gross tax \$1,065.64, net tax \$987.56.

**TERMS OF SALE;** 10% Down payment day of Sale; Balance due on or Before November 27, 2023 at which time a marketable title will be delivered. Cornwell Inc are agents of the seller. For a Private Showing;

Contact Clint Mickey; 402-694-8470; or  
Haley Bamesberger 402-631-3147  
[www.cornwellauction.com](http://www.cornwellauction.com)

