

Sale Name: Steve Cleays Estate Home Auction Online

LOT 101 - Scottsbluff, NE Home - 1405 15th Avenue



Description

Scottsbluff, NE Home - 1405 15th Avenue

This modest home has had many updates over the years including newer windows, stucco, electrical, kitchen & bathroom. There is 650 sq. ft., 2 bedrooms, 1 bath, all on one level. The yard is established with grass, trees & shrubs, and a garage with off-street parking from the alley. This property would make a great starter home or income-producing property.

LEGAL DESCRIPTION: Lot 12, Sub Tract 10 (Except the East 10') Imperial Acres Addition to the City of Scottsbluff, Scotts Bluff Co., NE

REAL ESTATE TAX: 2023 Real Estate Taxes were \$1,013.72 based on an assessed value of \$51,595.00

TERMS: THIS IS AN INTERNET ONLY AUCTION - All interested parties should plan to be Online Bidders and must register to bid and be approved by the Auction Company PRIOR to the Auction. Pre-bidding is open now and encouraged! Bidders must read and agree to all terms and conditions as provided. If you prefer to turn in a bid in person, please call the office at (308) 262-1150 to make arrangements. This property is to be sold at Online Only Auction and is not contingent upon loan approval. All inspections required must have been done prior to Bidding. The Buyers are buying this property in "as is" Condition. All financial arrangements must be made prior to the auction. The winning bidder is required to bring a deposit of \$5,000.00 to our office at the conclusion of the

auction or by 12:00pm the next business day. Deposit must be in the form of wire transfer, cashiers check, personal check or cash. The successful bidder shall execute a purchase agreement after being declared the winning bidder by the auctioneer. Please Note: The purchase agreement will offer no contingencies including but not limited to financing or any inspections. The balance will be due on or before February 16, 2024 when possession will be given. Sale subject to Seller confirmation, however, it is the intention of the Seller to sell to the highest and best bidder.

Quantity: 1



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