

1610 3rd Ave., Scottsbluff, NE



- 1,548 sq. ft.
- 3 Bedrooms
- 2 Baths
- 2 Kitchens
- 30' x 60' Garage
- Fenced Backyard
- Lots of Charm!

HOME AUCTION ONLINE

Bidding closes Wednesday, Oct. 30th, 2024 at 6:30 pm!

PREVIEW: Wed., October 16th, 2024 from 3:30 - 5:30 pm

This majestic old house is looking for a fresh face and a new family to fill it with love and laughter! The 30' x 60' "barn like" garage boasts an upper level perfect for a barn dance or tremendous storage. With 1584 sq. ft. in 1 ½ stories, this home is currently designed for two apartments. The steep peaked roof and unique dormer adds character to the home.

The beautiful woodwork and wood staircase have been preserved to retain the historic charm. The enclosed front porch is full of light for comfortable mornings and cool evenings. A completely fenced backyard is perfect for the kids and fur babies. This garage will hold several vehicles or be a huge workshop or studio. In a great location near the heart of Scottsbluff, this would make a great family home or income producing property as an AirBnB, VRBO or apartments. Let your dreams and imagination go wild!

LEGAL DESCRIPTION: Lot 4, N1/2 Lot 5, Block B, 2nd Add. to Scottsbluff, Scotts Bluff Co., NE
REAL ESTATE TAX: 2023 RE Taxes are \$2,063.38 based on assessed value of \$111,325.00



See the complete listing and Register to Bid Now at

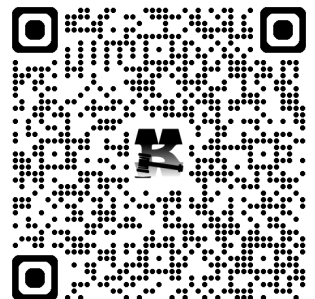
www.farmauction.net/B-P1610

TERMS: THIS IS AN INTERNET ONLY AUCTION - 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 in "as-is" Condition, and is not contingent upon loan approval. All inspections required must have been done prior to Bidding. The winning bidder shall execute a purchase agreement and is required to bring a **Deposit of \$5,000.00** in the form of wire transfer, cashier's check, personal check, or cash to our office at the conclusion of the auction or by 12 pm the next business day. Balance due on or before Dec. 4, 2024 when possession will be given. Sale subject to Seller confirmation, however, it's the intention of the Seller to sell to the highest & best bidder. Any info supplied immediately prior to the sale closing supersedes all prior advertising.

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