

1635 Cedar St., Sidney, NE

HOME AUCTION ONLINE

Bidding Closes Tues., Jan. 7th 2025 at 6:07 pm!

PREVIEW: Fri. Dec. 27th from 2:30-5:30 pm

See the complete listing, Register, and Bid Now at

www.farmauction.net/EFree1635



This cozy home is brimming with potential. There are 2 bedrooms up and 2 non-conforming bedrooms with garden level windows in the basement. A newer furnace and AC compliment the home. A low maintenance exterior has newer vinyl windows, newer siding, gutters and downspouts. There is a nice 24' x 20' garage with electric opener as well as a garden shed. The yard is established with trees, grass and UGS. A fenced backyard is perfect for fur babies and kids. With a little effort, this will make someone a great starter home or income producing property. Don't overlook the opportunity to buy this property! **Please Note: There has been some water intrusion in the basement.*

LEGAL DESCRIPTION: Lot 3, Block 10, Wellner Addition to the City of Sidney, Cheyenne County, Nebraska

REAL ESTATE TAX: 2024 Real Estate Taxes are \$1,559.94 based on an assessed value of \$84,360.00

SALE DAY DEPOSIT: \$5,000.00

TERMS: THIS IS AN INTERNET ONLY AUCTION - All interested parties should plan to bid online. 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 12:00 pm 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. The balance will be due on or before February 7th ,2025 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. Additional information supplied to Bidders immediately prior to the sale closing shall supersede all prior advertising, written or oral.

Evangelical Free Church - Sidney Seller

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915 Main St • PO Box 100 • Bridgeport, NE 69336
308-262-1150 • kraupie@farmauction.net



All buyers must make their own personal inspections and investigations of the property. Announcements at sale time supersede all prior advertising, printed or oral. This home was built prior to 1978 and may contain lead-based paint. Anyone wishing to have a professional inspection of the premises must do so prior to auction at the Buyer's expense.

See details at

www.farmauction.net



For more information Call

308-262-1150