

Commercial Property

AUCTION

Wednesday, February 4 – 1:00 p.m. MST
Grey Goose Lodge - Ogallala, NE



Location: From the junction of Hwy. 61 & Prospector Drive at the south side of the Ogallala, Nebraska, I-80 interchange, approximately one-half mile east on Prospector Drive (becomes Road East 85) on the south side of the road.

Legal Description: Lot 2 and Lot 3 Morrow's Sub, Ogallala, Keith County, Nebraska.

Real Estate Taxes - 2008: Lot 2 - \$1494.22. Lot 3 - \$1208.48.

Property: Two buildings situated on approximately 17.58 acres, zoned Commercial. The first building is a 1640 sq. ft. steel structure with 12'x 14' overhead door on the east side. The second is a 4152 total sq. ft. structure. An office area is contained within two large mobile homes. The balance of the structure is comprised of six semi reefer trailers with shelving units and a cement loading dock. A pitched steel roof was recently installed over the reefers. The property is located in a flood zone "A" meaning it is subject to a 100-year flood (1% chance of flooding in any given year). Flood insurance is mandatory for mortgages from a federally regulated or insured lender. Contact Kyle (308) 289-3772 for further information.

Terms & Conditions: Price to be determined at public auction on Wednesday, February 4, 2009. A non-refundable earnest money deposit of \$10,000 in CERTIFIED FUNDS required day of auction with signing of the purchase contract. The deposit will be applied to the purchase price with the balance due in certified funds at closing on or before February 25, 2009. The sale of the property is not contingent upon financing, all financial arrangements must be made prior to sale date. Title insurance and escrow closing costs to be split 50/50 between buyer & seller. The 2009 taxes will be prorated to the date of closing based on the 2008 amount. This sale is subject to seller's confirmation; however, their desire is to sell to the highest bidder. Each buyer is responsible for conducting independent inspections and due diligence concerning pertinent facts about the property prior to the auction date. Parcel sells without regard to exact acres. Neither the Seller nor Schow Realty make any warranties or guarantees about the property as the property sells in AS IS condition. Schow Realty is exclusive agent for the seller. Announcements day of sale supersede any prior printed material. *Information believed to be accurate but not guaranteed.*

Ruth Morrow Estate, Owner

For a showing or further information on this auction, contact:



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