



# Schow Realty, Inc.

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INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

<b>ADDRESS:</b>	<b>202 East 3<sup>rd</sup> Street – Big Springs, NE</b>	<b>Auction-May 22</b>
<b>LEGAL:</b>	<b>East 37 ½' of Lot 8, Block 5, Thompson Addition to Big Springs</b>	

<b>BEDROOMS:</b>	<b>1</b>	<b>BATHS:</b>	<b>1</b>	<b>STYLE:</b>		<b>AGE:</b>	<b>1900</b>
<b>SQ. FT.:</b>	<b>924</b>	<b>MAIN:</b>		<b>UPPER:</b>		<b>LOWER:</b>	

LIVING ROOM:	13 ft x 13 ft	A/C	Window	% FINISHED BASEMENT	None
DINING ROOM:	Parlor 9 ft x 13 ft	HEAT	Gas	ROOF	Shingles
KITCHEN:	10 ft x 13 ft	FIREPLACE	None	EXTERIOR	Vinyl or wood
FAMILY ROOM:		REFRIGERATOR	None	UNDERGROUND SPRINKLERS	None
BEDROOM:	11 ft x 13 ft	DISHWASHER	None	OPEN PATIO	None
BEDROOM:		GARBAGE DISPOSAL	Yes	PORCH	Yes
BEDROOM:		RANGE	None	DECK	None
BEDROOM:		OVEN	None	WINDOWS	Some storms
		WATER SOFTENER	None	DOORS	Yes
BATH:	3 piece	RANGE HOOD	None	GARAGE OPENER	None
BATH:	Shower stall in laundry room	CARPET	Yes	TAXES	2008 - \$318.92
		WINDOW TREATMENTS	Yes	ZONING	Residential
BASEMENT:	None	SMOKE DETECTOR	Yes	AVG UTILITIES	
GARAGE:	Attached 14 ft x 22 ft	WATER HEATER	40 gal. gas		
UTILITY:	8 ft x 15 ft				

## ABSOLUTE AUCTION – FRIDAY, MAY 22

Personal property to begin at 11:00 a.m. Home to be offered at 12:00 noon.

**Terms & Conditions:** Price to be determined, **without minimum or reserve**, at public auction on Friday, May 22, 2009. A non-refundable earnest money deposit of \$1000 payable by CASHABLE CHECK OR CASH ONLY will be 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 June 12, 2009. The property will be sold for cash – all financial arrangements must be made prior to sale date. **This property sells AS IS.** Title insurance and escrow closing costs will be split 50/50 between buyer & seller. The 2009 taxes will be prorated to the date of closing. Prospective buyer's inspections, including lead-based paint & pests, must be made prior to sale date and are encouraged. Announcements made sale day supersede all prior printed matter. Schow Realty, Inc. is agent for the seller. *Information believed to accurate but not guaranteed.*

<b>DIRECTIONS:</b>					
<b>EXCLUSIONS:</b>	All personal property to be auctioned the same day.	<b>OWNER PHONE # (H):</b>			
<b>OWNER:</b>	Bernita Dewey Estate	<b>OWNER PHONE # (W):</b>			
<b>KEY #:</b>		<b>RENTER NAME:</b>			
<b>OCCUPIED:</b>	YES	<b>RENTER PHONE #:</b>	NO		
<b>LIST DATE:</b>	February 14, 2009	<b>EXPIRE DATE:</b>	June 12, 2009	<b>LISTING AGENT:</b>	Kyle Schow