

ABSOLUTE AUCTION – NO MINIMUM OR RESERVE

Historic Duplex – 607-611 West 6th St. – North Platte, NE

Monday, September 11, 2023 – 11:00 am CT (on site)



Open House: Tuesday, August 29th, 5:00-6:30 pm CT.

1728 total sq. ft.	1016 sq. ft. main floor.	712 sq. ft. second floor.	Full basement.
FA gas furnace.	(2) 50-gal hot water heaters.	(3) three-piece baths.	5+ bedrooms.
18 x 18 garage.	Multi-unit rental property.	2022 taxes: \$2,031.26.	Ave elec/trash \$175
Ave nat. gas \$166	Photos at schowrealty.com	Absolute auction!	No reserve!

Legal Description: O.T. 7 96 1 TP, North Platte, Lincoln Co., Nebraska. **Taxes:** 2022 - \$2,031.26. **Terms & Conditions:** Price to be determined at public auction on 9/11/2023. A non-refundable earnest money deposit equal to 20% of the purchase price 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 October 2, 2023. 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 2023 taxes will be prorated to the date of closing based on the 2022 amount. Each buyer is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property prior to the auction date, including asbestos, mold, lead based paint, contaminated soil or any other. Parcel to be sold by legal description only; no survey will be provided. Neither the Seller nor Schow Realty, their agents or representatives, make any warranties or guarantees about the property as the property sells in AS IS condition. This property will absolutely sell to the highest bidder. Schow Realty is an exclusive agent for the seller. Announcements day of sale supersede any prior printed material. *Information believed to be accurate but not guaranteed.*



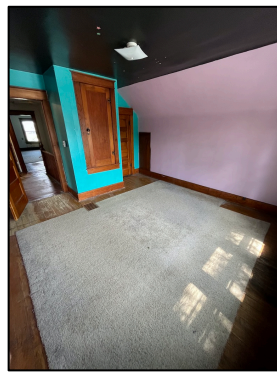
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www.schowrealty.com

607 Main Floor



607 Second Floor



611



Basement & Other



More photos & info at www.schowrealty.com - call or text Kyle (308) 289-3772