

Harold & June Sonneman Estate
ABSOLUTE REAL ESTATE AUCTION

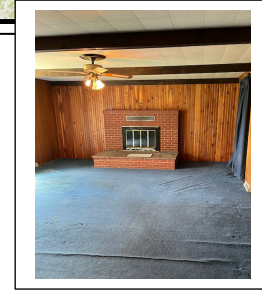
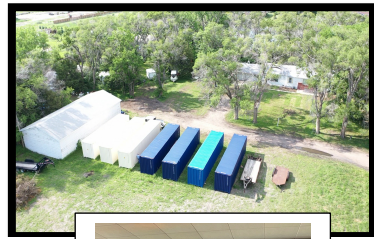
Along with personal property

Saturday, August 19, 2023

1805 Valle Vista Drive – North Platte, NE

Personal Property at 9:30 a.m. – Real Estate offered at 12:00 p.m. CT

1724 sq. ft., 3 bedroom, 2 bath home, attached garage. 30' x 60' shop & 3 additional buildings. Nicely secluded on 4.01 acres 1 mile west of Hwy 83 on Walker Road!



OPEN HOUSE – Saturday, July 29, 10:30 a.m. to 12:30 p.m.!!!

Legal Description: Bank's Sub of S ½ 8-13-30 PT of S ½ 22 1.81A & 2.20A, Lincoln Co., Nebraska. **Taxes:** 2022 - \$3,320.24. **Terms & Conditions:** Price to be determined at public auction on Saturday, August 19, 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 September 18, 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. **Shipping containers NOT included!!***



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INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED – VISIT OUR WEB PAGE – WWW.SCHOWREALTY.COM

ADDRESS:	1805 Valle Vista Drive – North Platte, NE			Absolute Auction August 19	
LEGAL:	Bank's Sub of S 1/2 8-13-30 PT of S 1/2 22, 1.81A & 2.20A, Lincoln County, Nebraska				

BEDROOMS:	Three	BATHS:	1 3/4	STYLE:		AGE:	1954
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SQ. FT.:	1724	MAIN:		UPPER:		LOWER:	
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LIVING ROOM:	10ft x 19ft w/elec fireplace & piano		A/C	CA – don't know if works	% FINISHED BASEMENT	None
DINING ROOM:	8ft 10in x 11ft 9in		HEAT	FA gas in crawls space	ROOF	Asphalt Shingles
KITCHEN:	9ft x 10ft		FIREPLACE	Yes	EXTERIOR	Slate shingles
FAMILY ROOM:	18ft 6in x 23ft 7in		REFRIGERATOR	None	UNDERGROUND SPRINKLERS	None
BEDROOM:	West 9ft 5in x 17ft 8in Green carpet		DISHWASHER	None	OPEN PATIO	Covered patio in backyard Patio roof NEEDS WORK
BEDROOM:	NE 12ft 6in x 13ft 8in Red carpet Gas wall furnace		GARBAGE DISPOSAL	None	PORCH	Yes
BEDROOM:	SE 7ft 8in x 10ft Tan carpet		RANGE	None	DECK	None
BEDROOM:			OVEN	None	WINDOWS	Single pane
			WATER SOFTENER	None	DOORS	Some storm doors.
BATH:	East (pink) 3 piece		RANGE HOOD	Yes	GARAGE OPENER	
	Neither bathroom is functional!!!		CARPET	Yes	TAXES	2022 - \$3,320.24
BATH:	West 4 piece.		WINDOW TREATMENTS	Yes	ZONING	
BASEMENT:	None		SMOKE DETECTOR	Yes	AVG UTILITIES	2020 electricity - \$150/month City of North Platte
GARAGE:	Detached 30 ft x 52 ft		WATER HEATER	40 gallon electric Don't know if works.		Natural Gas – Northwestern Energy: \$149 Main House
UTILITY:						\$79 Small House

REMARKS: Selling at ABSOLUTE AUCTION on Saturday, August 19th, to settle the estate of Harold & June Sonneman. Two parcels selling as one tract of 4.01 more or less acres. 3 bedroom, 2 bath home built in 1954. Large family room with fireplace. Attached 2 car garage. Small office area between home & garage. Forced air gas furnace. Has CA unit but do not know if works. Private water well. Septic is known to need work as neither bathrooms are functional. 30ft x 60ft shop building. 12ft x 30ft detached garage. Two smaller dwellings in poor condition are included as well as a building measuring approximately 30ft x 64ft with a 12ft "lean too". The roof of the north end of this building is leaking badly. This entire property needs some TLC but this is a tremendous opportunity to own an acreage on the outskirts of North Platte! Visit web site for complete auction terms.

OPEN HOUSE: Saturday, July 29, 10:30 to 12:30 CT!

DIRECTIONS:	From the junction of Hwy 83 and Walker Road, 1 mile west.
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EXCLUSIONS:		OWNER PHONE # (H):	
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OWNER:	Estate of Harold & June Sonneman	OWNER PHONE # (W):	
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KEY #:	Lock box on the front door.	RENTER NAME:	
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OCCUPIED:		YES		NO	RENTER PHONE #:	
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LIST DATE:	5/30/2023	EXPIRE DATE:	12/30/2023	LISTING AGENT:	Kyle Schow (308) 289-3772
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On the web at: www.schowrealty.com

The Sonneman Acreage is located 1 mile west of Hwy 83 on Walker Road.



Map provided for informational purposes only. It is NOT a legal survey or document.