



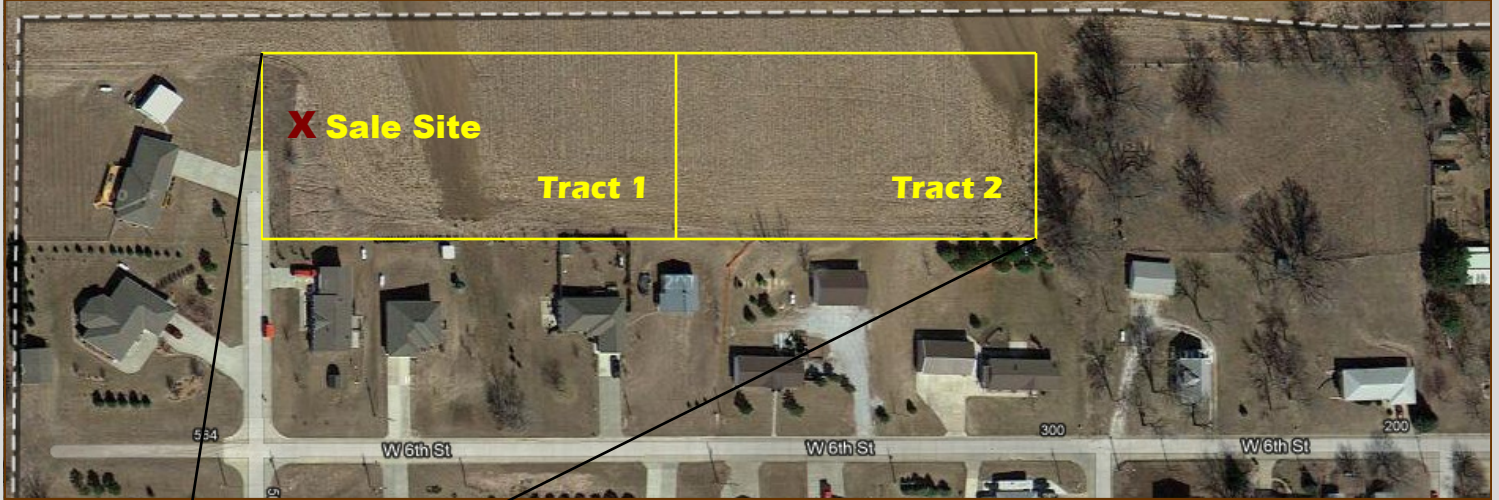
UNRESERVED AUCTION

Sat, May 4, 10 A.M.

North Linda Lee Lane, Kennard, Nebraska

3 KENNARD PARCELS IN 2 TRACTS!

AUCTIONEERS NOTE: Buy the building lot for your new home in a prime location in Kennard, Nebraska. Minutes from Blair, Fremont and Omaha, this is great small town living close to schools, shopping and business! These tracts sell to the highest bidder regardless of price. Don't miss this auction!



TRACT 1: This tract is comprised of a parcel legally described as Part of Lot 8 3T7 PC6 KV McKillips Addition an Addition to the Village of Kennard, Washington County, Nebraska and a parcel legally described as the North 1/2 of Lot 6 3T7 PC 5 KV KV McKillips Addition an Addition to the Village of Kennard, Washington County, Nebraska. The tract size is approximately 414.53 ft X 170 ft or approximately 1.6 acres. Access to the tract is by way of Linda Lee Lane, which is a city street adjacent to the south west corner of the tract.

TRACT 2: This tract is comprised of a parcel legally described as the North 1/2 of Lot 7 3T7 PC 5 KV McKillips Addition an Addition to the Village of Kennard, Washington County, Nebraska. The tract size is approximately 330 ft X 170 ft or approximately 1.288 acres. Access to the tract is by way of Linn Street, which is a dedicated and unsurfaced street adjacent to the east side of the tract.

TERMS ON REAL ESTATE AUCTION: A 20% down payment is due on sale day with the signing of an auction purchase agreement. A 10% buyer premium will be added to the final bid price with the balance of the combined total due in full within 30 days. Taxes to be prorated to date of closing. Participating brokers are encouraged and must be registered at least 48 hours prior to the auction. Announcements made sale day take precedence over previous printed or verbal information.

P.J. MORGAN

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