

UNRESERVED LIVING ESTATE AUCTION

AUCTION

OPEN HOUSE
Thur, Nov 10
4 to 6 PM

Sat, November 19th, 10 A.M.

5842 South 21st Street, Omaha, Nebraska

AUCTIONEERS NOTE: *The owner is moving and offering their home at unreserved auction to the highest registered bidder. This home has been owned by the same owner for many years. Here's a great opportunity at a handy South Omaha home. MAKE PLANS NOW TO PREVIEW THIS PROPERTY!!!*



TERMS & CONDITIONS

- **Successful bidder(s) will enter into an auction purchase agreement immediately following the sale. Closing will take place on or before 30 days from sale day when marketable title, full possession & warranty deed will be given.**
- **A 20% earnest deposit is due on sale day. There will be a 10% or \$2,000 minimum buyer's premium added to the final bid price with the balance of the combined total due in full at closing. Title insurance and closing fees to be split equally between buyer and seller. Taxes will be prorated to the date of closing.**
- **Property will be sold: 1.) Subject to zoning, easements, covenants, right of way, reservations, and restrictions of record, 2.) As is with no warranties implied or intended, 3.) Without reserve.**
- **Buyers are responsible to inspect the property and verify all pertinent information. Announcements made sale day take precedence over printed material.**

 **P.J. MORGAN**
REAL ESTATE AUCTIONEERS

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