



ABSOLUTE AUCTION

Sat, September 8th, 10 A.M.

Sale Site 3361 Grant Street, Omaha, Nebraska



AUCTIONEERS NOTE: The owner is retiring and selling two great investment properties at unreserved auction to the highest registered bidder. The Seller has taken great care of these homes! They have been updated and are ready for new residents. **MAKE PLANS NOW TO PREVIEW THESE PROPERTIES!!!**



3361 Grant Street

This updated 1.5 story home has 2 bedrooms on the main level, an upstairs dormer, full basement, enclosed front porch and vinyl siding. The home features a large kitchen with updated cabinets, counter and flooring as well as a full updated bathroom. Approximately 1,056 finished Sq Ft above grade on a 3,915 Sq Ft lot!

3314 Decatur Street

This 1.5 story home has some major updates, 2 bedrooms on the main level, an open front porch, an upstairs dormer, basement, enclosed front porch and vinyl siding. The home features an updated kitchen and bathroom. Approximately 924 finished Sq Ft above grade on a spacious 6,350 Sq Ft lot!

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% 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

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