



**502 North Main Street, Broadwater, NE**  
**Home & 6 Lots!**

## **ONLINE HOME AUCTION**

***Bidding Closes Tuesday, Sept. 8th starting at 6:30pm!***

***Nice home on the edge of town in quiet Broadwater, NE. 1,132 sq. ft. , 2 bedrooms, 1 bath. Hardwood Floors, New Circuit Breaker box, plus lots of electrical updating. Laundry on Main Floor. 520 sq. ft. Basement with 3/4 Bath and lots of extra storage. Front & back enclosed porches.***

***Detached 33x24 Garage with attached Storage Room, Breezeway, and much more! Lots of Room for your plans & desires with the property spanning 6 lots! Space & opportunities for Income producing potential, small Livestock area, Truck or Equipment parking, or even a large building.***

**BID NOW!**

*See the complete listing and Pre-Register to Bid at*

**[www.farmauction.net/502NMain](http://www.farmauction.net/502NMain)**

**LEGAL:** Lots 2 & 3, Block 2 AND Lots 1, 2, 3 & 4, Block 3, Smith's 5th Addition to Broadwater, Morrill Co., NE

**REAL ESTATE TAX:** 2019 Real Estate Taxes were \$571.68.

**TERMS:** THIS IS AN INTERNET ONLY AUCTION - If you prefer to turn in a bid in person, please call the office at (308) 262-1150 to make arrangements. This property is to be sold at Online Only Auction and is not contingent upon loan approval. All financial arrangements must be made prior to the auction. The winning bidder is required to bring a deposit of \$5,000.00 to our office at the conclusion of the auction or by 12:00pm the next business day. Deposit must be in the form of wire transfer, cashiers check, personal check or cash. The successful bidder shall execute a purchase agreement after being declared the winning bidder by the auctioneer. Please Note: The purchase agreement will offer no contingencies including but not limited to financing. The balance will be due on or before October 8, 2020 when possession will be given. Sale subject to Seller confirmation, however, it is the intention of the Seller to sell to the highest and best bidder.

**Rex Leisy - Seller**

*All buyers must make their own personal inspections and investigations of the property. Announcements at sale time supersede all prior advertising, printed or oral. This home was built prior to 1978 and may contain lead-based paint. Anyone wishing to have a professional inspection of the premises must do so prior to auction at the Buyer's expense.*

**KRAUPIE'S**  
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**See details at**  
**[www.farmauction.net](http://www.farmauction.net)**

**For more information Call**  
**308-262-1150**