

KIMBALL COUNTY HOME & ACREAGE



5499 Rd 63E, Dix, NE AUCTION ONLINE

Bidding Closes May 24th, 2023 at 6:24pm!

DIRECTIONS: From Dix, NE go 10 miles North on Rd. 54N, then 2 Miles East to Rd. 63E, then 1 mile North & ½ mi. East into the property.

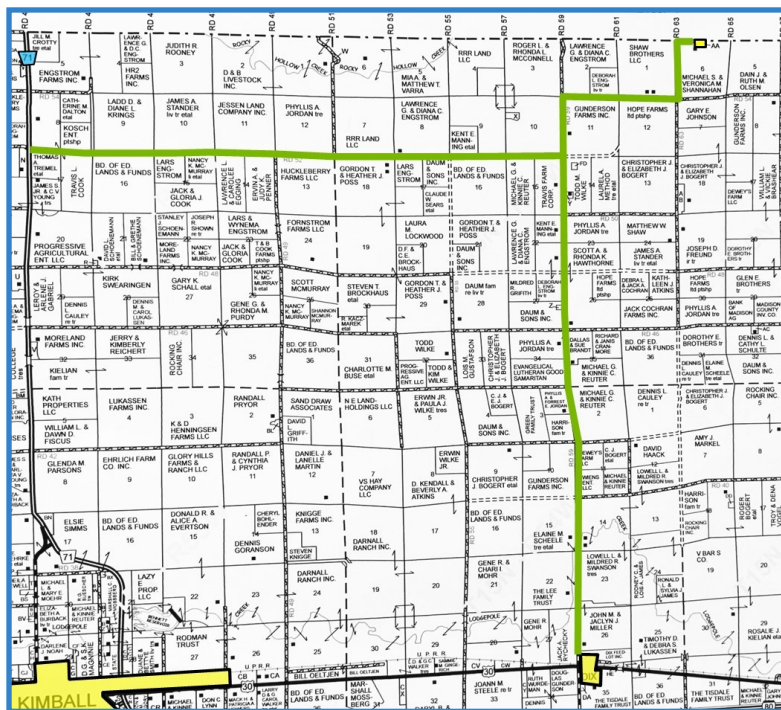
This 9.88 Acre parcel provides beauty and serenity from this crazy world! Enjoy quiet solitude surrounded by wonderful established tree strips, native grass, and the wildlife that inhabits them. This home was built in 1962 with no expense spared at that time. This 1,440 sq ft. brick home with a full basement and 2 car garage has the “good bones” that you want. A large living room with wood stove leads to 3 bedrooms and one bath. There are 2 large recreation rooms in the basement with a non-conforming bedroom and bathroom facilities. It just needs a caring family or caretaker.

If your dream is to live in the country and have a mini farm, then this is your opportunity! There is a nice old barn with partial corrals and several other outbuildings for livestock and chickens or storage for vehicles, toys, and equipment, plus there are 5 Grain Bins. This could be your getaway or even an Air BnB in a remote location suited for star gazing. Please plan to inspect this property and develop your plans and dreams!

Legal Description: A Tract in the N1/2N1/2 Sec. 6, Twp.

16N, Range 53, Kimball, Co., NE

Real Estate Taxes: \$1,774.28 **Deposit:** \$10,000.00



See the complete listing, Register, and Bid Now at
www.farmauction.net/Adair0524

Adair Holdings, LLC
-Seller-

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915 Main St • PO Box 100 • Bridgeport, NE 69336
308-262-1150 • kraupie@farmauction.net



TERMS: THIS IS AN ONLINE ONLY AUCTION - All interested parties should plan to bid online. 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 on a Cash Basis and is not contingent upon loan approval. All financial arrangements must be made prior to the auction. The winning bidder is required to execute the purchase agreement and deliver a deposit of \$10,000.00 payable to Kraupie's Real Estate Trust at the conclusion of the auction or by 2:00 pm 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. Please Note: The purchase agreement will offer no contingencies including but not limited to financing. The balance will be due on or before June 28th, 2023 when possession will be given. The Sale is subject to Seller confirmation, however, it is the intention of the Seller to sell to the highest and best bidder. Additional information supplied to Bidders immediately prior to the sale Closing supersedes all prior advertising, written or oral.

See details at
www.farmauction.net

For more information Call
308-262-1150