

In case of inclement weather, the auction will be held at the Hayes County Courthouse, Hayes Center, Nebraska

Auction

Hayes County “State Shop” will be offered for sale at Public Auction Tuesday, May 2, 2017 at 5:30 p.m.

Location: “STATE SHOP” - 73709 Highway 25, Hayes Center, Nebraska

Property will be open for viewing on

April 13, 2017 from 1:00 – 3:00 P.M. C.T. or by appointment
scheduled through the Hayes County Clerk’s office 308-286-3413



DESCRIPTION

- ~ 1,826 +/- sq. ft. Metal Building w/ large shop area, 1/2 bath, small office area with window cooling unit, hanging forced air unit, concrete floor, plywood walls, unfinished ceiling, metal exterior and roof, 3 overhead doors, electricity and propane tank for heat
- ~ 1,148 +/- sq. ft. Wooden Building w/ unfinished ceiling, floor and walls, asphalt ceiling roof, electricity
- ~ Currently no city water or sewer, but service available with a meter across on the other side of Highway 25
- ~ Total parcel size - 27,878.51 sq. ft. (0.64 acre)
- ~ 6' tall chained link fence with 3 strand barbed wire around perimeter with gate
- ~ 971 +/- gallon UST - State Fire Marshall inspection records available for inspection at Hayes County Clerk’s office
- ~ Phase I Environmental Site Assessment dated June 3, 2016 available for inspection at the Hayes County Clerk’s office
- ~ Diesel pump
- ~ Direct access to Highway 25
- ~ ESTIMATED real estate taxes: \$588.00



LAND

A tract of land located in the eastern part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Two (2), Township Six (6) North, Range Thirty-three (33) West of the 6th P.M., Hayes County, Nebraska, described as follows: Referring to the southeast corner of said Section 2; thence northerly on the East line of the Southeast Quarter of the Southeast Quarter of said Section 2 a distance of 557.1 feet to a point on the South right of way line of State Highway No. 17; thence westerly 91°07' left and on said highway right of way line a distance of 61.0 feet to the point of beginning; thence continuing westerly on the last described course produced a distance of 139.0 feet; thence southerly 91°07' left a distance of 200.0 feet; thence easterly 88°53' left and on a line 200.0 feet southerly from and parallel to said highway right of way line a distance of 139.0 feet to a point 61.0 feet westerly from said East line; thence northerly on a line 61.0 feet westerly from and parallel to said East line a distance of 200.0 feet to the point of beginning

Terms & Conditions

Terms – This cash sale requires a 10% earnest deposit at signing of the Purchase Agreement immediately following the Auction. Balance of the purchase price is payable in certified funds at Closing. There is no contingency for financing. Title will be conveyed by Warranty Deed; Title Insurance evidencing merchantable title. Cost of the Owner’s Title Insurance and an Insured Closing by the Title Company shared 50/50. Property sells subject to all recorded and unrecorded easements, and covenants, right-of-way, zoning, and restrictions of record. The Property sells in “AS-IS” condition; No warranty is expressed or implied as to the adequacy of any portion of the Property. 2017 Real Estate taxes to be paid by buyer.

Acreages – Acreage figures are considered to be approximate. Reported acreages were obtained from the County Assessor. No warranty is expressed or implied as to exact acres included in the parcels. The legal descriptions are subject to existing fence and field boundaries.

Inspection – Buyers are responsible for conducting their own inspections and due diligence concerning pertinent facts about the Property. Seller makes no warranties of any kind about the Property either expressed or implied.

A sample of the Real Estate Purchase Agreement to be signed by BUYER can be obtained from the Hayes County Attorney 79atty@gpcom.net or 308-286-3486. Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. All maps provided by Seller, its officers, agents, and/or employees, are approximations only, to be used as a general guideline, and not intended as survey accurate.

Hayes County reserves the right to reject any and all bids.