

## **LEGAL DESCRIPTION**

Part of the NW1/4 of Section Nineteen (19), Township Fifteen (15) North, Range Three (3) East of the 6<sup>th</sup> p.m. Butler County Nebraska

## **PROPERTY INFORMATION**

This real estate was formerly used as the location for the County Highway Department and is located within the jurisdiction of David City, Nebraska. The marketing area has numerous industrial and manufacturing businesses within a close proximity. The real estate is accessed via 36 Road. The site is irregular shaped and has approximately 3.77 acres.

There are several buildings included. The farthest North building is a wood framed 7,020 square foot Astro building. It has 14-foot eaves and has three sliding doors that are 12x20 feet. There is also one overhead door that is 12x20'. Two entry doors are also located on the building. Within the 7,020 sf is a 36x54' shop area that is heated and finished. The 1,944-sf area has a concrete floor and is heated by an oil burning furnace. There is a mezzanine area along the West side that is utilized for storage. South of Astro building is a shop building that is 60x40'. This building is a concrete block structure that has two overhead 12x20'doors and three entry doors. The building has a small bathroom area that is 156 sf. The interior is concrete floor and is radiant heated. The building has 3 phase electrical hookups. To the South of shop building is an office building that is partially concrete block and partially wood framed. This structure is 1,798 sf and has partially 10 feet on the wood framed portion and 12-foot eaves on the concrete portion. The building contains several offices and a bathroom. The building has not been updated for many years. To the East of the shop area are two 1,500 sf wood framed warehouse buildings. These wood framed structures have dirt floor with 14-foot eaves. To the South of these buildings is a smaller wood framed building that is 480 sf and it has a concrete floor. These three buildings have utility as storage or warehouse. Personal property is considered to be the fuel storage area that is located on the East side of the property.

Additional photographs of the property are posted on line on the Butler County Clerk's website.

## **EQUIPMENT INCLUDED**

120 Gallon 7HP 220V Air Compressor, Non-working Air Compressor, 10' Workbench, 300 Gallon used Oil Tank, Pigeon-hole Bolt Bin storage, and Restroom including: water heater, toilet and sink.

## **OPEN HOUSE**

The property will be open for public viewing on November 22, 2021 from 9:00 a.m. to 11:00 a.m. and on December 6, 2021 from 1:00 p.m. to 3:00 p.m. Interested persons can also contact a Butler County Supervisor to schedule a time to personally view the property at a time mutually agreeable.

## **TERMS**

Opening bid must be \$300,000 or greater. Written bids will be accepted commencing November 29, 2021. Written bids should be mailed to the Butler County Clerk, 451 5<sup>th</sup> Street, David City Nebraska and will be open to the public. Assuming the highest written bid is above the minimum opening bid requirement the highest written bid will be the starting bid at the live auction set to commence on December 13, 2021 at 9:00 a.m. Live auction will close after announcement at the live auction. The successful bidder, if any,

will sign a purchase agreement at the conclusion of the live auction. Butler County reserves the right to reject any and all bids that do not comply with the conditions set forth herein and/or announced on the day of the live auction.

The successful bidder will be required to pay 20% down the day of the auction. Balance due at closing, on or before December 30, 2021. Title insurance and closing fee will be split 50/50 between the buyer and the seller and loan endorsement paid by the buyer. 2021 taxes will be paid by the seller and 2022 and all subsequent years will be paid by the buyer. Full possession will be on closing date. This property is not being sold on loan approval and will be treated as a cash sale. If buyer is unable to close on or before December 30, 2021, a thirty-day extension will be granted upon buyer's request. If the buyer is still unable to close as of the extension date, the down payment will be forfeited. You are purchasing this property with all land use regulations and zoning laws of the City of David City and the State of Nebraska. No warranty, inspections, repairs or treatments implied or paid for by the seller. This property is being sold as is. All door locks will be removed. Buyer will be responsible to replace all door hardware and locks. Any announcements made the day of the auction take precedence over printed material.