

# ANDERS ESTATE AUCTION

**Sunday, October 29, 2017 • 2:00 p.m.**

**Sale to be held at 205 N. Franklin St., Red Cloud, Nebraska.**

*NOTE: The property for Bill Anders will be sold in 3 Lots. Lot 1: Real Estate, Lot 2: Contents of Home, Lot 3: Contents of Garage. Property will be open for inspection at 1:00 p.m. on day of auction or set up an appointment with Auction Company at 402-746-3823.*



## LOT 1 - REAL ESTATE

**Legal Description:** Lots 9-10-11-12, Block 6, Platt's Addition to Red Cloud, Webster County, NE.

**General Description:** 1970's modular home attached to a poured full basement. Home consists of 3 bedrooms, 2 full bathrooms, living room, dining room and kitchen. The home has central air & heat, city water, gas, electricity, private garage, sits on corner lot in nice neighborhood. The roof and siding are aged and overall property needs several updates. Unattached 1 car garage is located on property along with many shade trees. Plan to attend.

### TAXES

2017 and all prior taxes will be paid by Seller. 2017 Taxes were \$555.94.

### TERMS OF SALE

25% Down day of auction. Balance at Closing on or before November 30, 2017. Title Insurance will be split 1/2 by Seller, 1/2 by Buyer. All announcements day of auction take precedence over any other statements or advertising. All Licensees of Montgomery Auction & Realty are agents for and represent Sellers only.

**For inspection, contact Auctioneer/Broker at 402-746-3823 to set up an appointment.**



**MONTGOMERY  
AUCTION & REALTY**

1141 HIGHWAY 78  
GUIDE ROCK, NEBRASKA

## LOT 2 - HOME CONTENTS

All unattached contents of house will be sold for 1 total amount. Purchaser will have until November 15, 2017 to remove all items. Items included are: Refrigerator/Freezer, Kitchen Stove, Clothes Washer & Dryer, Upright Freezer, 2 Bedroom Sets, Couches, Chairs, Computer Desk, Pots, Pans, Wall Decor & Much More.

## LOT 3 - GARAGE ITEMS

All unattached contents of garage will be sold for 1 total dollar amount. Items included are: Roller Toolbox, Step & Extension Ladders, Yard Cart, Air Bubble, Tools, Chains, Shop Cupboards, Weed Eaters, Spades, Shovels, Rakes, Hoes, Hand Tools, & All General Garage & Garden Items Inside. Items must be removed by November 15, 2017.

**Terms of Sale:** Cash, check, credit card (with 4% Administration Fee) day of Auction. Nothing removed until settled for. Merchandise at bidder's risk after bid off. Owners and Auction Company not responsible for accidents or theft. All Announcements Day of Auction take precedence over any other Advertising or Statements.

# BILL ANDERS ESTATE



**MONTGOMERY  
AUCTION & REALTY**

1141 HIGHWAY 78  
GUIDE ROCK, NEBRASKA

**Roy Montgomery,**

Auctioneer/Real Estate Broker

Hm: 402-257-2335, Cell: 402-746-3823,

Website: [www.montgomeryauction.com](http://www.montgomeryauction.com)

Email: [info@montgomeryauction.com](mailto:info@montgomeryauction.com)

Printed by Waconda Trader

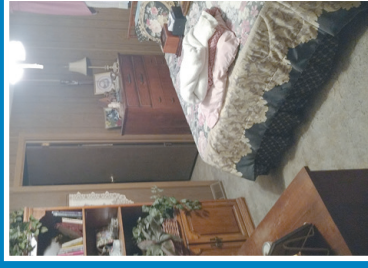


Like us on Facebook to see the latest real estate & auction listings.



# MONTGOMERY AUCTION & REALTY

1141 HIGHWAY 78  
GUIDE ROCK, NEBRASKA



**SUN.  
OCT. 29  
2 P.M.**

[www.montgomeryauction.com](http://www.montgomeryauction.com)  
Cell: 402-746-3823



*Like us on Facebook to see the latest real estate & auction listings.*

# BILL ANDERS ESTATE

