

ONLINE AUCTION

14 Individual Tracts in O'Neill, Nebraska

Highlights:

- Great investment potential
Offered in 14 tracts
- Being sold "As Is, Where Is"
with no guarantees

L-2300297

Online bidding starts Thursday, June 8, 2023 at 8:00 AM.
Bidding closes Tuesday, June 13, 2023 at 1:00 PM.

For additional information, please contact:

To Register and Bid on this Auction, go to:

www.FNCBid.com



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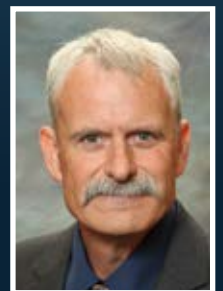
www.FarmersNational.com



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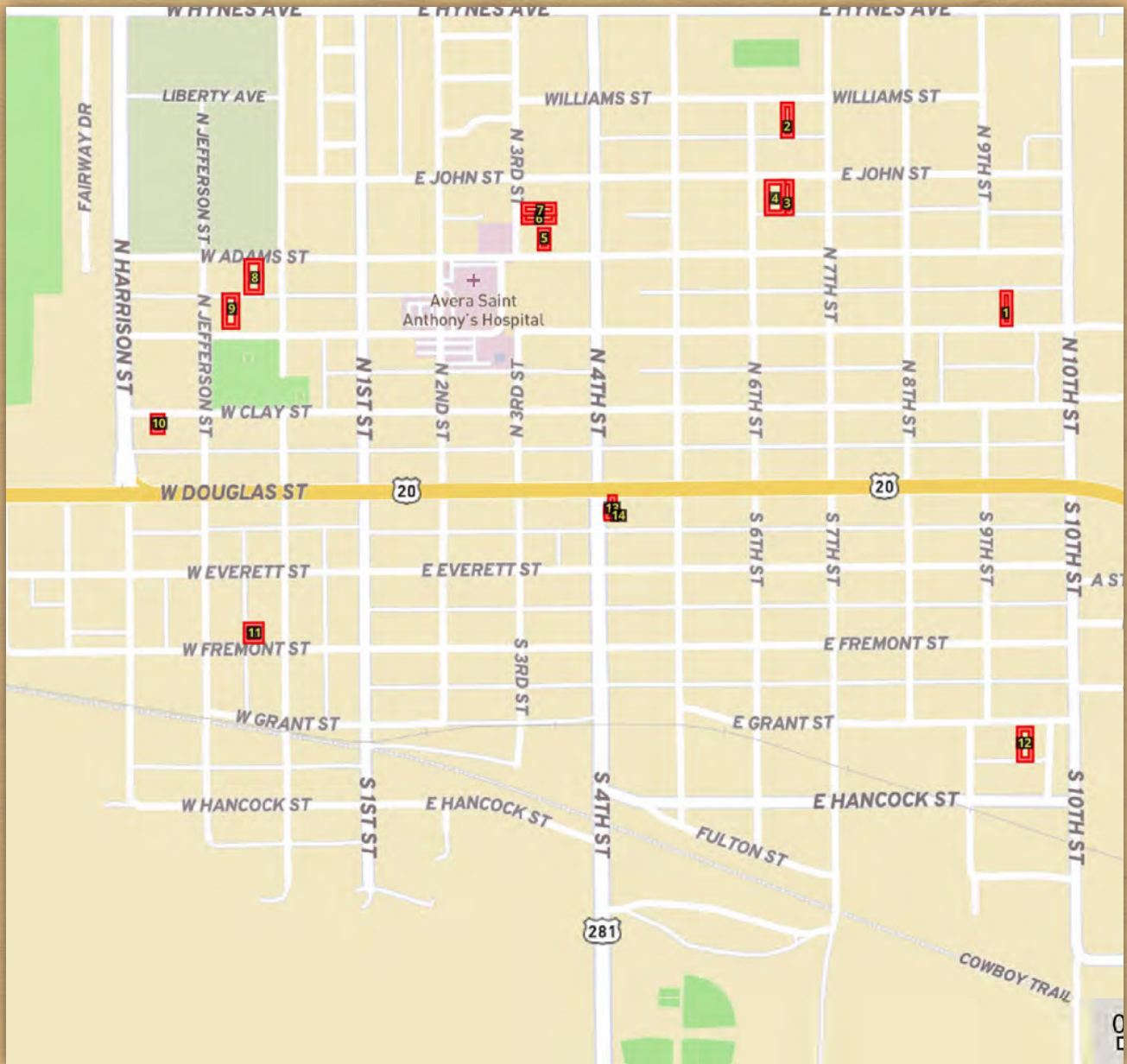


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Property Showing:

Saturday, June 3, 2023
from 10:00 AM to 12:00 PM

Location Map



Tract 1

Legal Description: Holt County Assessor Parcel #450023851: Lot 25, in Block J, McCafferty's Second Addition to the City of O'Neill, O'Neill, Nebraska.

Property Description: 904 East Benton Street, O'Neill, Nebraska. Two-story home located on a nice lot in a great part of town.

Lot Size: 45' x 170'

2022 Taxes: \$371.32



Tract 2

Legal Description: Holt County Assessor Parcel #450023666: Lot 5, in Block 49, McCafferty's Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 617 East Williams Street, O'Neill, Nebraska. This tract offers rental income or great investment potential. This home is currently rented out.

Lot Size: 45' x 170'

2022 Taxes: \$270.26



Tract 3

Legal Description: Holt County Assessor Parcel #450023651: Lot 5, in Block 48, McCafferty's Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 605 East John Street, O'Neill, Nebraska. Very nice flat laying lot located in a great neighborhood.

Lot Size: 45' x 170'

2022 Taxes: \$118.80



Tract 4

Legal Description: Holt County Assessor Parcel #450023652: Lots 6 & 7, in Block 48, McCafferty's Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 603 East John Street, O'Neill, Nebraska. Larger home with a nice 2-car detached garage on a large lot.

Lot Size: 90' x 170'

2022 Taxes: \$558.84



Tract 5

Legal Description: Holt County Assessor Parcel #450024117: Nondescript, Part of the Northwest Quarter (NW1/4) of Section 30, Township 29 North, Range 11 West of the 6th P.M., Holt County, Nebraska.

Property Description: 314 East Adams Street, O'Neill, Nebraska. Home on a nice lot located right across the street from St. Mary's School.

Lot Size: 45' x 98'

2022 Taxes: \$253.74



Tract 6

Legal Description: Holt County Assessor Parcel #450023881: Lot 7, in Block 7, McCafferty's Annex to the City of O'Neill, Holt County, Nebraska.

Property Description: 410 North 3rd Street, O'Neill, Nebraska. Home located on a nice lot close to Avery St. Anthony's Hospital and St. Mary's School.

Lot Size: 46' x 168'

2022 Taxes: \$311.80



Tract 7

Legal Description: Holt County Assessor Parcel #450023880: Lot 6, in Block 7, McCafferty Annex Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 414 North 3rd Street, O'Neill, Nebraska. Rental income or potential investment property. Home is currently rented. Close to Avery St. Anthony's Hospital and St. Mary's School.

Lot Size: 46' x 168'

2022 Taxes: \$388.50



Tract 8

Legal Description: Holt County Assessor Parcel #450023328: Lots 3 & 4, in Block G, of O'Neill & Hagerty's Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 211 West Adams Street, O'Neill, Nebraska. Home located on a very large lot in a great area.

Lot Size: 80' x 170'

2022 Taxes: \$298.32



Tract 9

Legal Description: Holt County Assessor Parcel #450023338: Lots 13, 14, & 15, in Block G, of O'Neill & Hagerty's Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 218 West Benton Street, O'Neill, Nebraska. Home located on a large lot located just across the street from the O'Neill city pool.

Lot Size: 69' x 170'

2022 Taxes: \$205.94



Tract 10

Legal Description: Holt County Assessor Parcel #450023194: North Half of Lot 8 & North Half of the West Half of vacated valley, in Block A, of O'Neill & Hagerty's Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 321 West Clay Street, O'Neill, Nebraska. Home located on a smaller lot but would make a great rental investment property. Currently rented.

Lot Size: 50' x 85'

2022 Taxes: \$202.70



Tract 11

Legal Description: Holt County Assessor Parcel #450024354: West 80 feet of Lots 10, 11, & 12, in Block 41, Riggs Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 214 West Fremont Street, O'Neill, Nebraska. This tract offers a duplex located in a nice neighborhood. This property has potential to be rehabbed and become income producing.

Lot Size: 80' x 90'

2022 Taxes: \$425.00



Tract 12

Legal Description: Holt County Assessor Parcel #450023925: Lot 2; East 20 feet of Lot 3, in Block B, Millards Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 919 East Grant Street, O'Neill, Nebraska. Home located on a large lot. Rental income potential. Home is vacant, but is in decent shape.

Lot Size: 65' x 170'

2022 Taxes: \$243.30



Tract 13

Legal Description: Holt County Assessor Parcel #450021999: South 39 feet of the North 89 feet of Lot 1; North 89 feet of Lot 2; in Block 22, Original Town of O'Neill, Holt County, Nebraska.

Property Description: 403 East Douglas Street, O'Neill, Nebraska Commercial property located on Douglas Street. The property was used as a restaurant for years and also a grocery store. There are apartments located on the second level. All are vacant.

2022 Taxes: \$1,077.22



Tract 14

Legal Description: Holt County Assessor Parcel #450021998: North 25 feet of the South 81 feet of Lots 1 & 2; North 25 feet of the South 88 feet of Lot 3; in Block 22, Original Town of O'Neill, Holt County, Nebraska.

Property Description: 110 South 4th Street, O'Neill, Nebraska. Commercial property that has been used as an apartment building.

2022 Taxes: \$454.16



Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, and restrictions of record. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Possession will be granted at closing on July 13, 2023 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required with the signed purchase agreement. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by McCarthy Abstract Title & Escrow Company of O'Neill, Nebraska, the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title & Escrow Company of O'Neill, Nebraska, the required earnest payment. The cost of title insurance and any escrow closing services will be paid equally by the Seller(s) and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on July 13, 2023, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of McCarthy Abstract Title & Escrow Company of O'Neill, Nebraska.

Sale Method: The real estate will be offered in 14 individual lots. All bids are open for advancement **starting Thursday, June 8, 2023 at 8:00 AM and closing on Tuesday, June 13, 2023 at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Seller: Estate of James Widtfeldt

Online Bidding Procedure:

This online auction begins on

Thursday, June 8, 2023 at 8:00 AM

and closes Tuesday, June 13, 2023, at 1:00 PM.

To register and bid on this auction go to:

www.FNCBid.com

Bidders can also bid in person at the Farmers National Company office located at 423 East Douglas Street, O'Neill, Nebraska 68763. Farmers National Company personnel will walk through the online bidding process through the main office computer.

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues:

In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.