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ABSOLUTE ONLINE AUCTION

Residential, Commercial, and Bare Lots | O'Neill, Nebraska

Bidding starts | Thursday, August 17, 2023 at 8:00 AM

Bidding closes | Tuesday, August 22, 2023 at 10:00 AM

To register and bid go to: www.fncbid.com

Highlights:

- Open House: August 11, 2023 from 4:00 PM to 7:00 PM, meet at FNC 423 East Douglas Street in O'Neill
- Great investment potential | Offered in 16 tracts
- Being sold "As Is, Where Is" with no guarantees

For additional information, please contact:

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Tract 1 Property Information

Legal Description: Parcel #450022080: Lots 9, 10, and 11, in Block 25, Original Town of O'Neill, Holt County, Nebraska

Property Description: 216 South 6th Street; 214 South 6th Street; 602 East Fremont Street; and 614 East Fremont Street, O'Neill, Nebraska. This tract offers four separate homes all located next to each other. Serious income potential.

Taxes: \$704.50

Lot Size: 170' x 135'



Tract 2 Property Information

Legal Description: Holt County Assessor Parcel #450022035: South 80 feet of Lot 1, in Block 23, Original Town of O'Neill, Holt County, Nebraska.

Property Description: 115 South 6th Street, O'Neill, Nebraska. Home with a two-car garage on a smaller lot. Located across from the library. Rented home consists of 660 sq ft.

Taxes: \$406.66

Lot Size: 80' x 45'



Tract 3 Property Information

Legal Description: Holt County Assessor Parcel #450022959: Lots 1 through 11; 11.4' x 60' tract in Lot 12; in Block H, Fahy's Park Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 725 East Douglas Street, O'Neill, Nebraska. This property is formerly the Inn Keeper motel. This is a very desirable Highway 20/275 (Douglas Street) commercial property!

Taxes: \$794.40



Tract 4 Property Information

Legal Description: Holt County Assessor Parcel #450023860: Part of Block 5, McCafferty's Annex Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 214 East John Street, O'Neill, Nebraska. This property offers a duplex located in a great part of town. This tract offers potential for great income. Currently rented. Duplex consists of 1,854 sq ft total.

Taxes: \$847.34

Lot Size: 90' x 170'



Tract 5 Property Information

Legal Description: Holt County Assessor Parcel #450023397: West Half of Lots 2 and 3, in Block 3, Hazelet's Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 406 South Madison Street, O'Neill, Nebraska. This home is located on a large lot in a good neighborhood. Home consists of 1,032 sq ft.

Taxes: \$463.28

Lot Size: 125' x 85' (irregular)



Tract 6 Property Information

Legal Description: Holt County Assessor Parcel #450024348: Lots 3 and 4, in Block 41, Riggs Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 207 South Madison Street, O'Neill, Nebraska. This home is located on a large lot with a one-car attached garage. Home consists of 986+/- sq ft.

Taxes: \$561.32

Lot Size: 60' x 170'



Tract 7 Property Information

Legal Description: Holt County Assessor Parcel #450024347: East Half of Lots 1 and 2, in Block 41, Riggs Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 203 South Madison Street, O'Neill, Nebraska. This home is located on a nice corner lot. Home consists of 728+/- sq ft.

Taxes: \$220.02

Lot Size: 60' x 85'



Tract 8 Property Information

Legal Description: Holt County Assessor Parcel #450023578: Lot 1, in Block 15, Mathews Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 201 South Morton Street, O'Neill, Nebraska. This home is located on a large corner lot with a detached one-car garage and alley access. Home consists of 912+/- sq ft.

Taxes: \$193.50 **Lot Size:** 40' x 150'



Tract 9 Property Information

Legal Description: Holt County Assessor Parcel #450023579: Lot 2, in Block 15, Mathews Addition to the City of O'Neill, Holt County, Nebraska

Property Description: 203 South Morton Street, O'Neill, Nebraska. This home is located on a large lot with alley access. Home consists of 920+/- sq ft.

Taxes: \$186.12 **Lot Size:** 40' x 150'



Tract 10 Property Information

Legal Description: Holt County Assessor Parcel #450023580: Lot 3, in Block 15, Mathews Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 207 South Morton Street, O'Neill, Nebraska. This home is located on a large corner lot with alley access. This home is currently rented. Home consists of 728+/- sq ft.

Taxes: \$176.88 **Lot Size:** 40' x 150'



Tract 11 Property Information

Legal Description: Holt County Assessor Parcel #450023583: Lot 6, in Block 15, Mathews Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 213 South Morton Street, O'Neill, Nebraska. This home is currently rented. It is located on a large lot. Home consists of 560+/- sq ft.

Taxes: \$164.56 **Lot Size:** 40' x 150'



Tract 12 Property Information

Legal Description: Holt County Assessor Parcel #450023584: Lot 7, in Block 15, Mathews Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 219 South Morton Street, O'Neill, Nebraska. This home consists of 674+/- sq ft on a decent lot. It is currently rented.

Taxes: \$173.92 **Lot Size:** 40' x 150'



Tract 14 Property Information

Legal Description: Holt County Assessor Parcel #450023587: Lots 10, 11, and 12, in Block 15, Mathews Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 516 West Fremont Street, 518 West Fremont Street, and 522 West Fremont Street, O'Neill, Nebraska. This property features three homes for the price of one. Two of the homes are currently rented. 522 West Fremont Street consists of 950 sq ft with attached garage. 518 West Fremont Street consists of 624 sq ft and 516 West Fremont Street consists of 980 sq ft.

Taxes: \$636.06 **Lot Size:** 150' x 120'



Tract 15 Property Information

Legal Description: Holt County Assessor Parcel #450023625: Lots 3, 4, 5, and 6, in Block 18, Mathews Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 503 West Fremont Street; 511 West Fremont Street, and 519 West Fremont Street, O'Neill, Nebraska. This property offers three homes for the price of one. All three homes are currently rented out. 503 West Fremont Street consists of 850 sq ft, 511 West Fremont Street consists of 936 sq ft, and 519 West Fremont Street consists of 1,128 sq ft.

Taxes: \$711.82 **Lot Size:** 200' x 123' (irregular)



Tract 16 Property Information

Legal Description: Holt County Assessor Parcel #450024341: West 95 feet of Lots 19, 20, 21, 22, 23, and 24, in Block 40, Riggs Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: 331 West Everett Street and 216 South Harrison Street, O'Neill, Nebraska. This property offers two homes. 331 West Everett Street is a two-story home with 1,560 sq ft of total living area and a two-car detached garage. It is currently rented. 216 South Harrison Street consists of 854 sq ft.

Taxes: \$632.14 **Lot Size:** 95' x 180'



Tract 17 Property Information

Legal Description: Holt County Assessor Parcel #450023629: Lots 1 and 2, in Block 19, Mathews Addition to the City of O'Neill, Holt County, Nebraska.

Property Description: Corner of South Cleveland Street and West Fremont Street. This property is a bare lot consists of 0.27+/- acres.

Taxes: \$73.60



Property Location Map



Online 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, restrictions of record, and leases. 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 Tract 1 - 6: September 26, 2023, Tract 7 - 12: September 27, 2023, Tract 14 - 17: September 28, 2023, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required by the successful bidder upon the close of the auction. 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 Co. 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 Co. of O'Neill, Nebraska the required earnest payment. The cost of title insurance will be equally paid by both. The cost of any escrow closing services will be equally paid by both. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be Tract 1 - 6: September 26, 2023, Tract 7 - 12: September 27, 2023, Tract 14 - 17: September 28, 2023, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of McCarthy Abstract Title & Escrow Co. of O'Neill, Nebraska.

Sale Method: The real estate will be offered in 16 tracts. All bids are open for advancement starting Thursday, August 17, 2023, at 8:00 AM until Tuesday, August 22, 2023, at 10:00 AM, 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 five minutes from the time the bid is placed. The auto-extend

feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company are final.

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 A. Widtfeldt

Online Bidding Procedure: This online auction begins Thursday, August 17, 2023, at 8:00 AM and closes Tuesday, August 22, 2023, at 10:00 AM.

To register and bid on this auction go to:
www.fnccbid.com

All bids on the tract 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 on-line 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.