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L-2400039



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FOR MORE INFO!



ONLINE AUCTION

Holt County, Nebraska

Bidding starts | Thursday, November 23, 2023, at 8:00 AM

Bidding closes | Tuesday, November 28, 2023, at 10:00 AM

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

Highlights:

- Great location in downtown Atkinson
- Zoned commercial
- Offered in three tracts

For additional information, please contact:



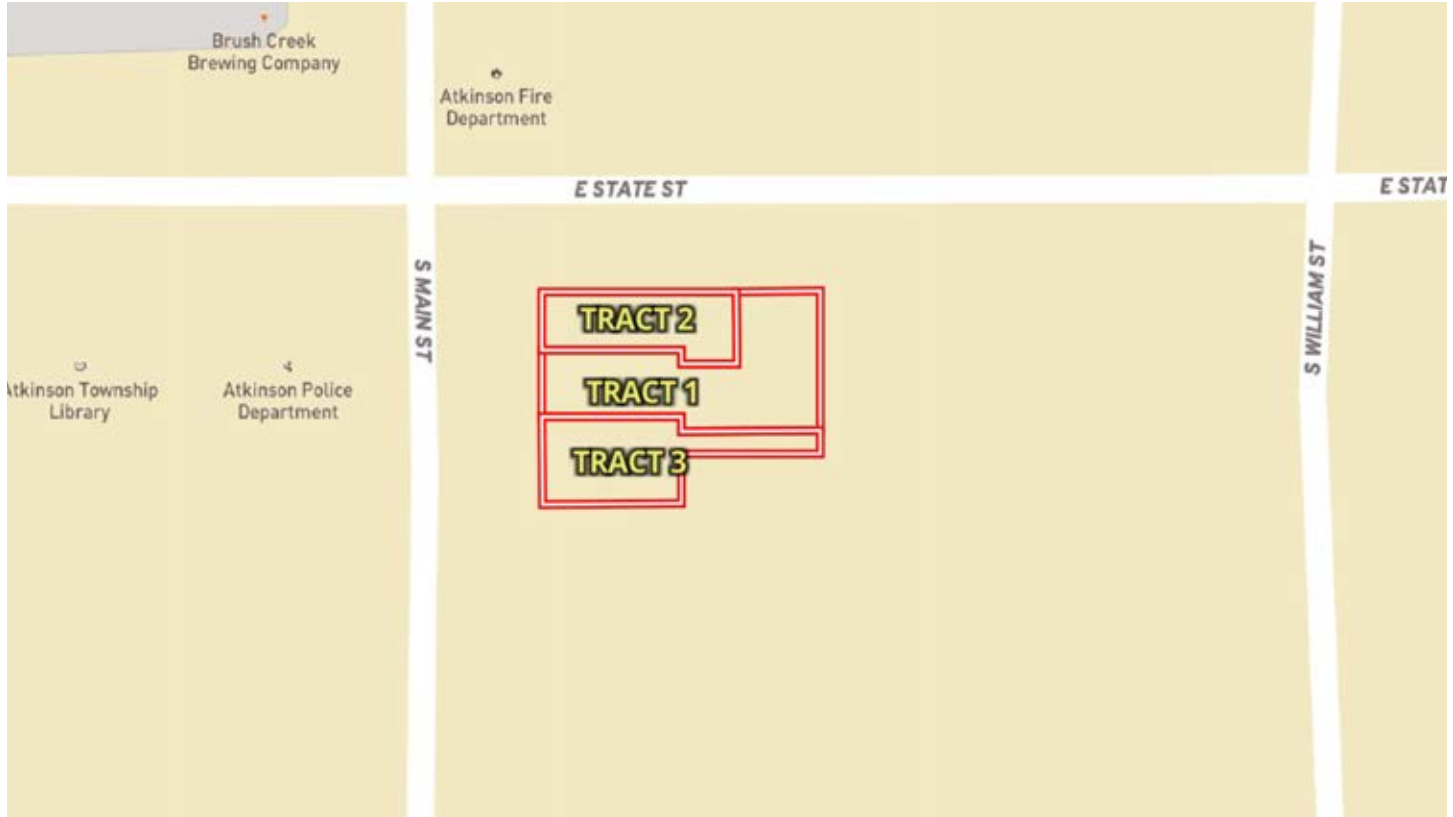
Bryan Hofer, Agent | (402) 340-4685
BHofer@FarmersNational.com



Dave Hickey, Agent | (402) 340-4436
DHickey@FarmersNational.com

Property Showing: November 15, 2023 3:30 PM - 6:00 PM

Location Map



Aerial Map



Tract 1:

Legal Description:

Holt County Assessor Parcel #450019680: East 30 feet of Lot 7; and also beginning at the southwest corner of said Lot 7, thence running North 7/10ths of a foot, thence running East 70 feet, thence running South 7/10ths of a foot, thence running West 70 feet to the place of beginning; and also all of Lot 8, EXCEPT the following: Beginning at the southwest corner of said Lot 8; thence running North 16 inches; thence running East 50 feet; thence running South 16 inches; thence running West 50 feet to the place of beginning; All in Block 6, of the Original Town of Atkinson, Holt County, Nebraska.

Property Description:

Large commercial property with frontage on both Main Street and State Street! Two story building with lots of potential.

2022 Taxes:

\$218.02



Tract 2: (2 Assessor parcels combined)

Legal Description:

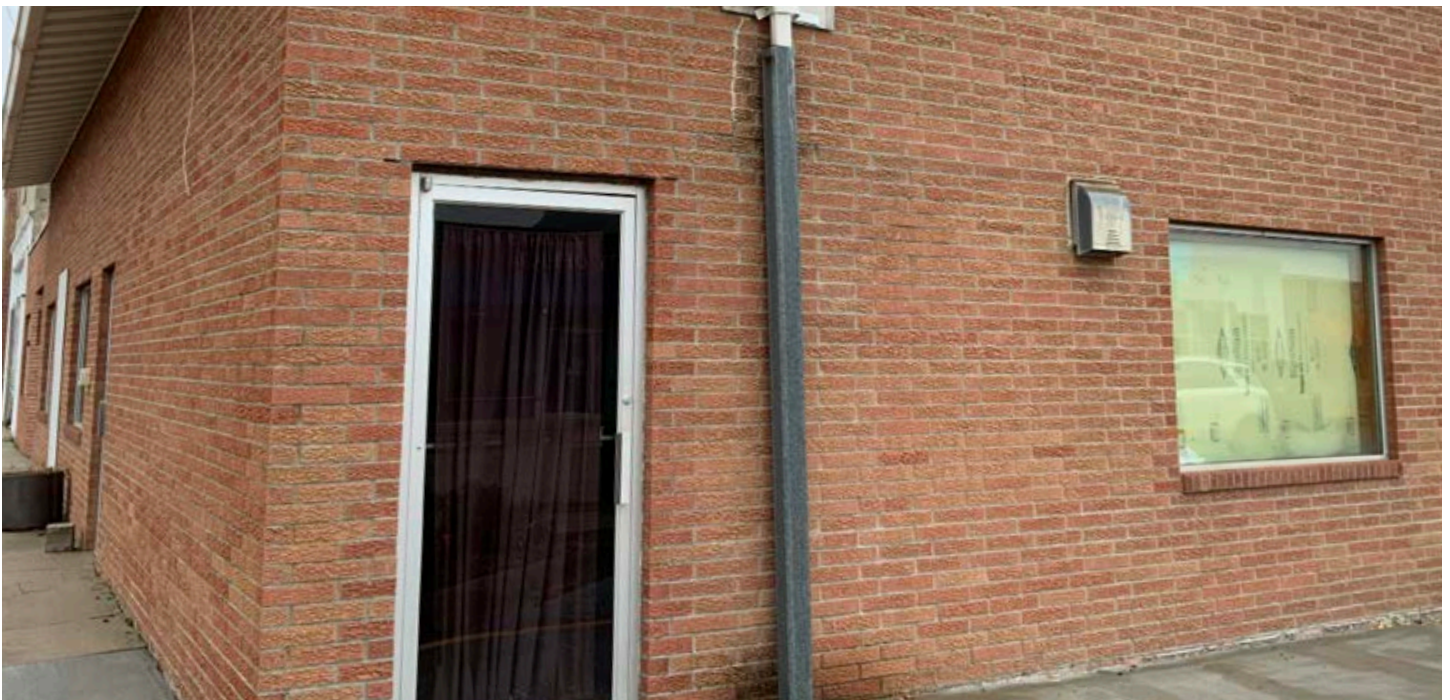
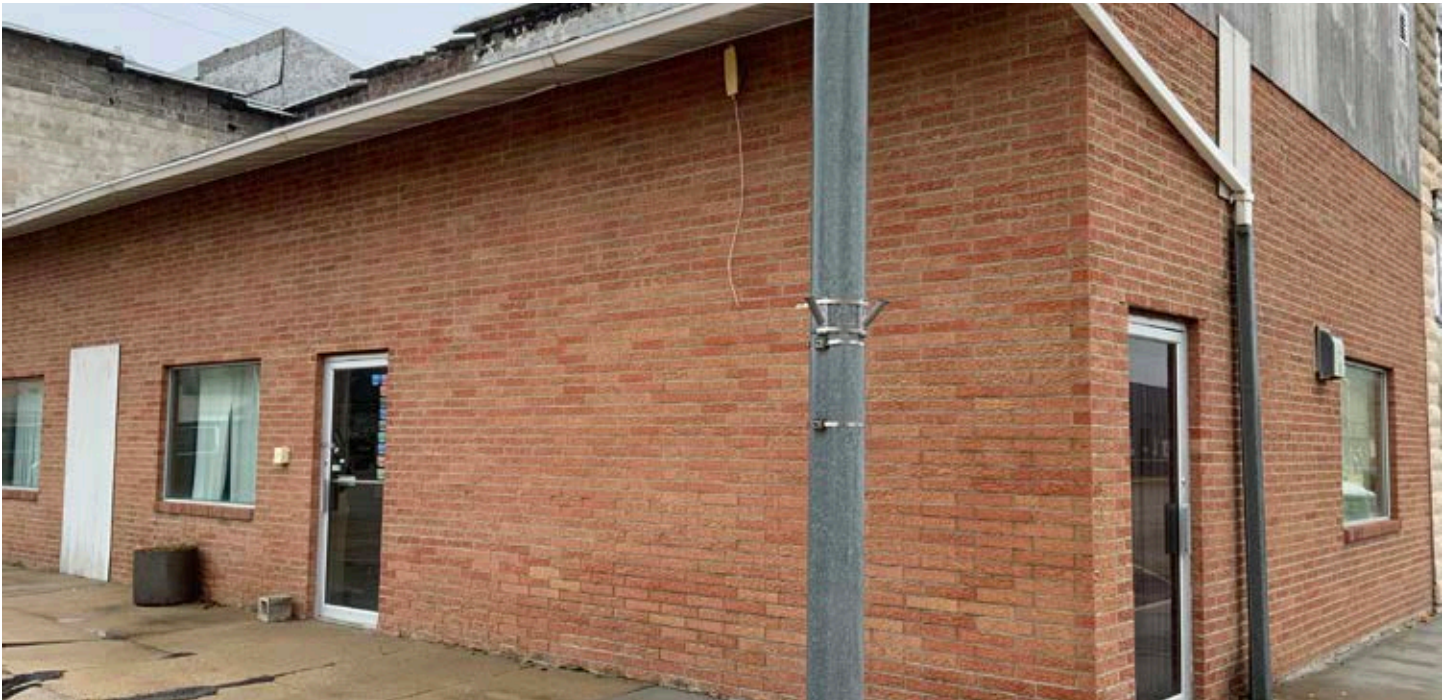
Holt County Assessor Parcel #450019682: East 20 feet of the West 70 feet of Lot 7, in Block 6, of the Original Town of Atkinson, Holt County, Nebraska, and Parcel #450019683: North 25 feet of the West 50 feet of Lot 7, in Block 6, of the Original Town of Atkinson, Holt County, Nebraska.

Property Description:

Former law office and barbershop; Tract #2 offers 1,770 sq.ft. of one-story office or commercial space. Buildings are in average shape and have lots of potential!

2022 Taxes:

\$605.94



Tract 3:

Legal Description:

Holt County Assessor Parcel #450019684: A tract of land described as part of Lot 8 and 9, Block 6, Original Town of Atkinson, Holt County, Nebraska, described as following: Commencing at a point 16 inches North of the southwest corner of Lot 8 in said Block 6; running thence due East 50 feet, running thence due South 16 inches, running thence due East on the North line of said Lot 9 in Block 6 to the Northeast corner of said Lot 9, running thence due South 4 feet 10 inches, running thence due West 50 feet, running thence due South 17 feet 2 inches, including the South wall of the Security State Bank Building, running thence due West to the West line of said Lot 9, running thence due North to the place of beginning.

Property Description:

One-story commercial property of 1,150 sq.ft. Perfect sized property for commercial or retail endeavors.

2022 Taxes:

\$50.22



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 27, 2023.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. 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.

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 the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 27, 2023. 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 three individual tracts. All bids are open for advancement starting Thursday, November 23, 2023, at 8:00 AM until Tuesday, November 28, 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 the 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Estate of James A. Widtfeldt

Online Bidding Procedure: This online auction begins on Thursday, November 23, 2023, at 8:00 AM. Bidding closes on Tuesday, November 28, 2023, at 10:00 AM.

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

PROPERTY SHOWING: November 15, 2023 3:30 PM - 6:00 PM