

ABSOLUTE AUCTION

October 9, 2017 - 10:00 A.M.

Auction to be held at the American Legion Club
404 S. Elm St. • Gordon, Nebraska

Rushville Gordon Schools

Golden Spade Building



Lakeside Building



Extension Building



Merriman Building



Four separate buildings located near Merriman, Lakeside, Whiteclay, and Gordon, NE

Extension Building: A one story approximately 2500 square foot stucco sided building with partial basement on 3 acres. Location is 20 miles NW of Rushville or 2 miles SW of Whiteclay. This would make a great addition to a farm/ranch needing another home or a hunting cabin.

Golden Spade Building: A very nice metal building approximately 15 years old. Located 21 miles north of Ellsworth and 33 miles south of Gordon, Nebraska on Highway 27. There is approximately 7200 square feet with a good location on the highway. The building has four big classrooms, kitchen, and a half gymnasium. This would make a nice home or addition to an established ranch operation. It is located on 2.85 acres adjacent to a local church and the highway.

Lakeside Building: Here is an older brick 2 story school house. It is located in the town of Lakeside approximately 23 miles east of Alliance, Nebraska. There is also a 12x45 trailerhouse/storage building that is included in the sale.

Merriman Building: An older two story approximately 8000 square foot brick building located in Merriman, Nebraska. Included in the sale is a lot across the street to the West and the old football field. There is another old brick building also included in the sale.

See more details + images & maps at
LashleyLand.com



Extension Building



Golden Spade Building



Lakeside Building



Merriman Building



LASHLEY 
LAND AND RECREATIONAL
BROKERS

Listed by: **Scott Saults** - Associate Broker • 308-289-1383

Adam Marshall - Associate Broker, Auctioneer

Mike Lashley - Owner|Broker • **Skip Marland** - ARA, CG, Associate Broker

Jordan Maassen - Sales Associate • **April Good** - Associate Broker

Coy Fisher - Sales Associate, RPL • **Mahaila Botts** - Residential Specialist

Steve Farris - Sales Associate • **Don Hampton** - Sales Associate • **Jon Farley** - Sales Associate



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TERMS OF SALE

- **Method of sale:** The property will be offered in 4 parcels separately. The auctioneer will determine the bid increments.
- **Payment:** 20% deposit required day of auction (October 9, 2017) with the signing of a Lashley Land and Recreational Brokers, Inc. purchase agreement. Certified or personal check accepted. The remainder balance will be due on or at closing on November 9, 2017.
- **Possession:** Full possession of the property will be given upon closing.
- **Financing:** This sale is NOT contingent upon buyer's financing. Prospective buyers should make their financial arrangements prior to the auction.
- **Approval:** This sale is an ABSOLUTE AUCTION. This property will be sold to the highest bidder/s on October 9, 2017.
- **Condition:** This property is selling in "As Is" condition. There are no warranties expressed or implied to the condition of the property.
- **Taxes:** This property has not been assessed by the county so there is no tax history because it is a school it has been exempt from taxation. The county is in the process of evaluating the property and building and we may or may not know before the sale what the actual taxes will be.
- **Title:** Seller to convey title by warranty deed. Merchantable title will be made available. The cost of title insurance is the responsibility of the buyer. Escrow closing costs will be split equally between the buyer and seller.
- **Agency:** All representatives of Lashley Land & Recreational Brokers Inc. are acting as agents of the sellers.
- **Minerals:** All mineral rights owned by the sellers will pass to the buyers, if any.
- **ABSENTEE BIDS:** Bidding via cell phone, and or on someone's behalf must be approved by Lashley Land & Recreational Brokers, Inc. at least 24 hours prior to the auction.

All information herein is from sources deemed reliable, but is not guaranteed. We urge the buyer to inspect and rely upon their own conclusions.

Announcements day of sale will take precedence over information provided herein.



2218 E. Walker Road
North Platte, NE 69101



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Permit No. 214

Rushville Gordon Schools
Auction

308-532-9300

LashleyLand.com

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Merriman Building



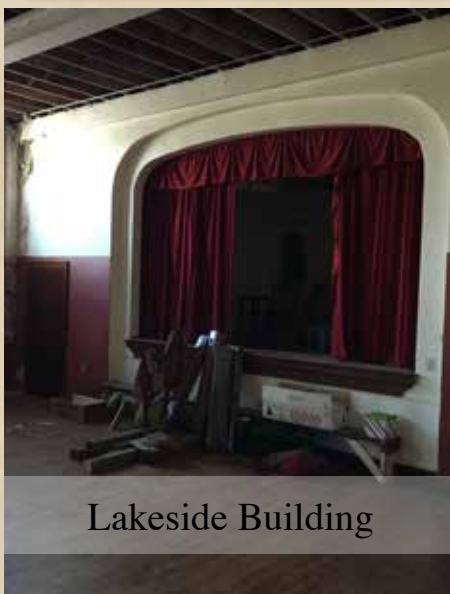
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