



4 - Homes in Kearney, NE

Online

ABSOLUTE AUCTION

Stubbs Trust, sellers

Douglas Stamm, Vikki Stamm & Sandi Bentley, Co-Trustees

Bidding Closes July 30th, 2022 at 10:00 AM

[Register & Bid](#)

[Bid Certification](#)

Online absolute auction of 4 homes all located in Kearney. Each property sells at absolute auction to the highest bidder regardless of price – no minimum bids!

ABSOLUTE AUCTION – ONLINE BIDDING

Absolute Auction: Selling 4 homes all located in Kearney, Nebraska. Each property sells at absolute auction to the highest bidder regardless of price – no minimum bids!

Online Bidding: This is an online auction. Bidding will be online via marshallauction.bidwrangler.com. Bidding opens July 16, 2022. Bidding closes July 30, 2022, starting at 10:00 AM CST

Bidder Registration: Bidders must register and be approved by the auction company prior to the auction closing date (we recommend 48hrs. prior to the auction close). Register by completing the bidder certification form (provided by the auction company) and submitting it to Luke Huddleston, Auction Manager at luke@marshallauction.com or at physical office: 2033 Central Ave., Kearney, NE. Office 308-234-6266, Cell 308-293-7258

OPEN HOUSES

July 14, Thursday

5:30 PM to 6:30 PM
3011 Ave. H & 3408 Ave. D

7:00 PM to 8:00 PM
312 W. 29th St. & 319 W. 29th St.

July 23, Saturday

9:00 AM to 10:30 AM
3011 Ave. H & 3408 Ave. D

11:00 AM to 12:30 PM
312 W. 29th St. & 319 W. 29th St.

3011 Avenue H, Kearney, Nebraska



[Property Documents](#)

About the Home: Well located 4 bedroom home across from Dryden Park. The main level includes a kitchen, living room, two bedrooms and full bathroom with tub/shower. The lower level includes a family room, two bedrooms, bathroom with shower and laundry/mechanical room. Heated by forced air natural gas furnace and cooled by central air conditioning. Estimated main floor – 888 sq. ft. Lot size (approx.) 46ft. by 124ft. Includes the refrigerator and range. Not included is the freezer, dishwasher, microwave, washer, dryer and all furnishings owned by the tenant. **UPDATE: Tenant owns 40 pavers off of the back patio.**

Current Lease: Month to month. \$ 750/Month. Same tenant for approx. 15 years.

Zoning: R-1

2021 Taxes: \$1,903.62

3408 Avenue D, Kearney, Nebraska



[Property Documents](#)

About the Home: 1.5 story three bedroom home. Main level includes kitchen, dining room, living room, full bathroom with tub/shower and entry/mud room. The 2nd level consists of two bedrooms. Includes an unfinished basement with washer and dryer hookups. Heated by natural gas forced air furnace and cooled by central air conditioning. Estimated main floor – 980 sq. ft. Lot size (approx.) 60ft. by 115ft. Includes the electric range. Not included are all other appliances, window blinds in the dining room, living room, mud room, window a/c in east upstairs bedroom and all other furnishings owned by the tenant.

Current Lease: Month to month. \$ 500/Month. Same tenant for approx. 10 years.

Zoning: R-1

2021 Taxes: \$1,697.54

312 W. 29th St., Kearney, Nebraska



[Property Documents](#)

About the Home: Two bedroom home with kitchen, dining/living room and full bathroom with tub/shower. The unfinished basement includes washer and dryer hookups. The property includes a single car garage with overhead door. Heated by natural gas forced air furnace and central air conditioning. Estimated main floor – 672 sq. ft. Lot size (approx.) 50ft. by 130ft. Includes the refrigerator and range. Not included are the freezers, dishwasher, window blinds and all furnishings owned by the tenant. **UPDATE: Tenant owns bricks under front porch and bricks/petrified wood around front tree. The porch is not supported by the bricks.**

Current Lease: Month to month. \$ 550/Month. Same tenant for approx. 16 years.

Zoning: R-2

2021 Taxes: \$1,267.90

319 W. 29th St., Kearney, Nebraska



[Property Documents](#)

About the Home: Three bedroom home with kitchen, living room, full bathroom with tub/shower, laundry area, storage rooms and partial unfinished basement. Heated by natural gas furnace and cooled by central air conditioning. Estimated main floor – 1,125 sq. ft. Lot size (approx.) 50ft. by 30ft. Not included are the appliances and all furnishings owned by the tenant. The property includes a 16ft. by 20ft. garage.

Current Lease: Month to month. \$ 600/Month. Same tenant for approx. 8 years.

Zoning: R-2

2021 Taxes: \$1,224.62

TERMS AND CONDITIONS

ONLINE AUCTION: Bidding will be online via marshallauction.bidwrangler.com

BIDDER REGISTRATION: Bidders are required to complete a bidder certification form prior to the auction closing date. Bidders must be pre-approved prior to bidding.

EXTENDED BIDDING: The closing times for bidding will be automatically extended when any one of the properties receives a bid in the last 4 minutes and will close simultaneously when none of the properties receive a bid for 4 minutes. This will allow bidders to monitor each property without fear of missing out on any other property.

PAYMENT: 10% Earnest money payment due day of auction with signing of purchase agreement. Remainder due on or before August 31, 2022.

POSSESSION: Possession given upon closing subject to the tenant rights. Rents shall be prorated to the date of closing.

TAXES: 2022 Real estate taxes prorated to the date of closing.

TITLE: Title insurance will be used as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the seller and buyer. Title insurance and escrow closing services being provided by Central Nebraska Title & Escrow Co. in Kearney, Nebraska.

FINANCING: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

PROPERTY CONDITION: The properties are selling in "as-is" condition – no warranties expressed or implied.

METHOD OF SALE: Auction procedures and increments of bidding at the discretion of the auction company.

AGENCY: Marshall Land Brokers & Auctioneers are agents representing the seller.

Data has been obtained from city and county records and from sources believed to be reliable although its accuracy cannot be guaranteed by the sellers and their agents. We urge prospective buyers to inspect and rely on their own conclusions. Announcements made at the auction take precedence over prior advertising.

ADDITIONAL TERMS: See complete terms and conditions at marshallauction.bidwrangler.com

AUCTION CONDUCTED BY



Contact Us About This Auction

[View Listings](#)



[🔗](#) Luke Huddleston

Enquire About This Property

Name

Enter your name

Phone

Enter your Phone

Email

Enter your email

I'm a

Select

Message

Hello, I am interested in [4 HOMES – ABSOLUTE REAL ESTATE AUCTION – KEARNEY, NE]

By submitting this form I agree to [Terms of Use](#)

[Request Information](#)



Marshall Land Brokers & Auctioneers
PO Box 261
2033 Central Ave,
Kearney, NE 68847

(308) 234-6266



Website by [Alexa Media Solutions](#).