



6 - Homes in Kearney, NE

Online

ABSOLUTE AUCTION

[Register / Bid](#)

[Bid Certification](#)

Selling 6 well maintained 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 6 well maintained 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 November 6, 2021. Bidding closes November 20, 2021, 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 Coordinator at luke@marshallauction.com or at physical office: 2033 Central Ave., Kearney, NE. Office 308-234-6266, Cell 308-293-7258

OPEN HOUSE

October 30 and November 13

10:30 AM to 12:00 Noon
3017 Ave. H, 3013 Ave. H, 2816 Ave. H

12:30 PM to 2:00 PM
920 W. 24th St., 2218 12th Ave., 2213 Ave. D

Doug & Diane Stamm, owners

920 W 24th St, Kearney, Nebraska



[Property Documents](#)

About the Home: Well located property across from UNK. 4 Bedroom home. 2 Bedrooms on main level, kitchen w/new cabinets, newer carpets, dining room, living room, full bathroom, basement includes 2 bedrooms. Basement includes 2 bedrooms, bathroom w/shower, laundry hookups, attached one car garage, natural gas furnace, central air conditioning. Also, large cement parking area, estimated main floor – 988 sq. ft., Lot size (approx.) 50ft. by 128.6ft. Includes refrigerator and range. Not included is the washer, dryer, window treatments and all furnishing owned by the tenant.

Current Lease: Through April, 2022. \$ 1,600/month

Zoning: UC/ND-1

2020 Taxes: \$2,085.78

2218 12th Avenue, Kearney, Nebraska



[Property Documents](#)

About the Home: 3 Bedroom home. 2 Bedrooms on main level, full bathroom, living room, kitchen. Basement includes a small kitchenette, living area, bedroom, laundry room with washer & dryer hookups, natural gas furnace, central air conditioning. Also, detached single car garage with elec. door opener, additional parking area in back, estimated main floor – 696 sq. ft., Lot size (approx.) 70ft. by 130ft. Includes refrigerator and range. Not included is the washer, dryer, window treatments and all furnishings owned by the tenant.

Current Lease: Month to month. \$ 1,080/month

Zoning: R-1/ND-1

2020 Taxes: \$1,685.10

3013 Avenue H, Kearney, Nebraska



[Property Documents](#)

About the Home: 3 Bedrooms, full bathroom plus a full master bathroom, kitchen with pantry, laundry closet/nook, attached 2 car garage w/ elec. door openers, natural gas furnace (new in 2021), central air conditioning unit (new in 2021). This home was new in 2001, includes crawl space, estimated main floor – 960 sq. ft., Lot size (approx.) 46ft. by 124ft. Includes refrigerator, dishwasher and range. Not included is the washer, dryer and all furnishing owned by the tenant.

Current Lease: Month to month. \$ 800/month

Zoning: R-1

2020 Taxes: (est.) \$1,740

3017 Avenue H, Kearney, Nebraska



[Property Documents](#)

About the Home: 2 Bedrooms, full bathroom, laundry closet/nook, attached 2 car garage w/elec. door openers, natural gas furnace (new in 2021), central air conditioning unit (new in 2021). This home was new in 2001, built on cement slab, estimated main floor – 806 sq. ft., Lot size (approx.) 46ft. by 124ft. Includes the refrigerator, dishwasher and range. Not included is the washer, dryer, window treatments and all furnishings owned by the tenant.

Current Lease: Month to month. \$ 650/month

Zoning: R-1

2020 Taxes: (est.) \$1,899

2816 Avenue H, Kearney, Nebraska



About the Home: 2 Bedrooms, full bathroom. Basement includes a bedroom and washer & dryer hookups, nat. gas furnace, central air conditioning, estimated main floor – 768 sq. ft., Lot size (approx.) 54ft. by 124ft. Includes the refrigerator, dishwasher and range. Not included is the washer, dryer, window treatments and all furnishings owned by the tenant.

Current Lease: Month to month. \$ 750/month

Zoning: R-3

2020 Taxes: \$1,522.10

2213 Avenue D, Kearney, Nebraska



About the Home: 3 Bedroom home. 2 Bedrooms on main level, newer kitchen cabinets, full bathroom, entry way. Basement includes family room, bedroom w/2 closets, washer & dryer hookups and bathroom with shower, natural gas furnace, central air conditioning, estimated main floor – 624 sq. ft., Lot size (approx.) 50ft. by 130ft. Included is the refrigerator, range and dishwasher. Not included is the washer, dryer, window treatments and all furnishings owned by the tenant.

Current Lease: Month to month. \$ 975/month

Zoning: R-3

2020 Taxes: \$1,552.18

Property Documents

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 December 20,2021.

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

TAXES: 2021 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 Nebraska Title 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.

Disclosure: The sellers are selling these properties with the intent of completing a tax-deferred exchange in accordance with IRS tax code 1031.

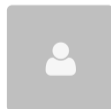
ADDITIONAL TERMS: See complete terms and conditions at marshallauction.bidwrangler.com

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 [6 – Homes 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.