

**HELBERG AND NUSS AUCTIONS & REALTY, LLC
PROPERTY INFORMATION SHEET**

**PRICE DETERMINED AT THE PROPERTY AT AUCTION SATURDAY OCTOBER 18, 2025.
AUCTION TIME 10:30 AM MT.**

OWNER: Wm. Michael Nuss

LOCATION: 609 2nd Avenue, Minatare, Nebraska.

LEGAL DESCRIPTION: Lots 1, 2 and 3, Block 19, Fourth Addition to City of Minatare, Scotts Bluff County, Nebraska.

LOT SIZE: (3) Lots 50'x 140' Each.

AUCTION TERMS: Cash With No Financing Contingencies. \$5,000.00 Down The Day of Sale As An Earnest Deposit With The Balance In Cashier's Check, or Verified Wire Transfer of Funds At Closing. Closing Is Scheduled On or Before November 18, 2025. The Auction is With Reserve, and the Seller Reserves the Right to Reject Any and All Bids. Don Helberg is an Agent of the Seller.



REAL ESTATE TAXES: 2024 Assessor Tax Property Value \$84,700.00.

INCLUDED IN SALE: Whirlpool washer and dryer, Frigidaire contemporary dishwasher, Whirlpool "Gold" ceramic top oven/range, and Frigidaire white textured front ref/freezer, all ceiling fans, carpets and window coverings.

DESCRIPTION: This is an exceptionally well cared for property with a lot to offer. The home, buildings and yard have had continued years of great maintenance. Beautiful large grass yard with UGS, and a combination of chain link and wood plank fencing. Large 75' x 40' rock covered parking area with two mature trees. The home is a 1976 Magnolia Mobile Home. The home sells as part of the real estate, and does not have a title. Main structure is 50'x 24' with west porch adding 5.5' x 10'. There is oversized 24'x 18' attached garage with door opener. There are two bedrooms, kitchen/dining area, and the laundry is just off the west porch entrance. Home has asphalt shingle roof(2023 year), wood siding, gutters and downspouts. New furnace and A/C(\$9,000.00) July 2025.

BUILDING INFORMATION(ALL SIZES APPROXIMATE).

HOUSE MAIN FLOOR SQUARE FOOTAGE: 1,250 +/- (1,200 County Assessor)

BEDROOMS: MAIN: 2 BASEMENT 0

BEDROOMS SIZES: 18'X 10' & 12' X 11'(including closet). One walk in closet.

LIVING ROOM: 23' x14'. **DINING ROOM:** 14' x 11.5'.

KITCHEN: 8.5' x 11.5'.

BATHS: MAIN- 1 Tub with Shower. **UTILITY:** Off Kitchen

BASEMENT: None. Crawl space only.

GARAGE: Attached App. 24' x 18'. West walkin door, auto opener.

OUTBUILDINGS: 32'x 24' detached garage with 2 overhead doors w/openers. Concrete floor, gutters, frame construction with steel siding/roof. Outside electricity. Also, 12' x 30' motor home shed with rock floor. Post construction with electric service. App. 10' clearance.

FOR SHOWING CONTACT DON HELBERG AT 308-631-0527

The above information is from sources deemed reliable, but is not guaranteed. Item counts, dimensions, and measurements of components are done to the best of Listing Agent's ability, but again are not guaranteed. Prospective buyers should personally verify any items in question. Helberg and Nuss Auctions & Realty, LLC, and it's agents are agents of, and are representing the seller.







