



Due to COVID-19
THIS REAL ESTATE AUCTION IS:
ONLINE BIDDING ONLY!

2 BR/1 BA Home on 3 City Lots

5904, 5908, & 5912 N St.
Omaha, NE 68117



BIDDING ENDS JUNE 28, 2020 @ 5PM
REGISTER TO BID: TEAMBOBER.COM/5912NstAuction

For information contact: Chris Bober, Realtor/Auctioneer– (402) 312-5076

Team Bober – Nebraska Realty

On the web at: www.TeamBober.com/5912NstAuction

Contact us by E-mail at: Chris@NebraskaRealty.com

<u>Property Location</u>	5904, 5908, & 5912 N St. Omaha, NE 68117 (3 lots sold together)
<u>Description</u>	<p>We have been contracted to market and sell this great South Omaha, NE fixer upper home. This home is situated on 3 city lots totaling ¼ acre. With a little TLC this property will be a great investment for the new owner!!</p> <p>Only \$30,000 Starting Bid!!</p> <ul style="list-style-type: none"> • 2 BR/21BA home on 3 Lots in the city of Omaha, NE (Douglas County) • This home measures 955 +/- sf., and is ready for your inspection. It features a kitchen, living room, 2 bedrooms, & unfinished attic • Situated on 3 city lots creating a huge yard; • Gas furnace heat; • Public utilities; electric water heater • Property Sold Subject to has several city code violations, details available upon request • Douglas County Parcel # 2419770000; Douglas County real estate taxes: \$1,354.96; Home built in 1920; • Only \$30,000 Starting Bid!!
<u>Date & Time</u>	Auction conducted ONLINE ONLY!
<u>Property Tour</u>	Saturday, June 27, 2020 12 noon –2:00PM or by private appointment. Please contact Chris Bober for more information (402) 312-5076
<u>Earnest Money</u>	<p>\$5,000 deposit due immediately after confirmation of final bid.</p> <p><u>Wire Transfer by end of next business day. Deposit must be in the form of a cashier's check or certified check (US funds) made payable to Midwest Title & Escrow received w/in 48 hours of auction ending.</u></p>
<u>Closing</u>	Closing is to take place on or before July 31, 2020. Buyer acknowledges that time is of the essence.
<u>Realtor Acknowledgment</u>	Although not required, if a buyer has been working with a real estate agent, the real estate agent must complete the realtor representation acknowledgment form. In order for the real estate agent to be compensated, realtor representation acknowledgment forms must be completed prior to bidder registration and all terms adhered to.
<u>Financing</u>	Need Financing for this home? Contact Nick Zwiebel – Aksarben Mortgage, for financing information (402) 301-7098

Thank you for your interest in this property. Contact call Chris Bober (402) 312-5076 or email him at Chris@NebraskaRealty.com if you need additional information.

This online auction is a cash sale not contingent on or subject to financing, appraisal, survey, study period or inspections of any kind, as agreed to by bidders at registration prior to bidding, and specified in the Offer to Purchase and Contract. Property is sold in as-is condition with no warranties or guarantees of any kind.

Per the contract, "TIME IS OF THE ESSENCE," and you should proceed to closing immediately. You must close the transaction on or before July 31, 2020.

If your closing is delayed for any reason, by you, as purchaser, or other parties working on your behalf, including any lender you involve – you may be declared in breach of the contract, forfeit all deposits made, and could be additionally liable for any and all court costs, any price difference in a subsequent resale of the property, and all future auction costs incurred by the seller and Team Bober – Nebraska Realty.

Bid with confidence, but please do not delay your closing!

Terms & Conditions

Contract for Sale of Real Property: This property is offered under the specific terms provided in the contract. The Purchase Contract & Disclosures will be available upon request by emailing Chris Bober at Chris@NebraskaRealty.com. Please read and review the contract thoroughly prior to bidding on any property. If you have not read and reviewed the Contract for Sale of Real Property, Do Not Bid!

Team Bober – Nebraska Realty has the sole authority to resolve any bidding disputes as they may arise. If Seller receives an acceptable written offer before the end of the auction Sellers reserve the right to end the auction with a 24-hour notice to any registered bidders to present their highest and best offer.

Financing: Sale of the property is not contingent upon the buyer obtaining financing.

Bidder Verification: The identity of all bidders will be verified, bidding rights are provisional, and if complete verification is not possible, Team Bober – Nebraska Realty will reject the registration, and bidding activity will be terminated.

Online Terms: The successful bidder will complete a \$5,000 wire transfer to Midwest Title by the end of the next business day after the auction OR deliver a \$5,000 deposit in the form of cashier's check (United States Bank) to Midwest Title to be received no later than 48 hours after the auction is completed. Wire Transfer and Mailing Instructions will be emailed immediately following the auction. The entirety of the remaining balance is due at closing. Purchaser shall be responsible for all wire transfer fees.

Property Offerings and Removals: Team Bober, according to its discretion, may offer property by the piece, acre, unit, or by the lot. The seller, with the consent of Team Bober, has the right to remove a property from the auction before bidding is completed unless it is an ABSOLUTE auction.

Buyer's Premium: A 10% buyer's premium will be added to the final bid price to determine the total contract price.

10% Buyer's Premium Example:

High bid on property is:	\$30,000
Add 10% buyer's premium:	<u>+ \$3,000</u>
Total on Sales Contract:	\$33,000

Contracts: Contract Packages will be sent by e-mail to the high bidder via Dotloop, who must execute and follow instructions for signatures and return to Team Bober – Nebraska Realty within 24 hours of receipt. If the successful bidder does not execute and return their contract with earnest money deposit within 24 hours of receipt they will be considered in default and subject to legal action. This is a legal binding contract.

Closing: Time is of the essence! This sale shall be closed on or before July 31, 2020. The cost of any title insurance policies and endorsements shall be equally divided between Purchaser and Seller.

Agency Disclosure: In all transactions, the auctioneer is acting as agent for the seller, NOT as buyer's agent. Team Bober – Nebraska Realty reserves the right to remove or cancel the bids and or bidding rights and privileges of any party, deemed not to be in the best interest of the seller, at any time. At auctions with reserve, the seller and/or auctioneer reserves the right to bid.

Disclaimer: All information contained herein is believed to be correct to the best of the auctioneer's knowledge. The information is being furnished to bidders for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete.

Any reliance on the contents shall be solely at the recipient's risk. Bidders must conduct and rely solely upon their own investigations and inspections. The property is being sold 'AS IS' with any and all faults. Please review all information supplied and seek appropriate assistance prior to bidding.

Realtor Representation: Pre-approved (Must be registered before represented bidder registration) Realtor representation will be compensated amount in MLS Listing paid upon successful closing. Real estate agent must fill out and submit realtor representation form by time stated above and adhere to all rules in order to be compensated.

Inspection: All property is sold "As Is, With All Faults." Descriptions are provided as a service to customers only and do not constitute a warranty, either expressed or implied. Team Bober – Nebraska Realty disclaims all responsibility for physical condition. All buyers are responsible for prior inspection of properties on which they bid, and by bidding are deemed to have so inspected the property. Placing a bid on the offered property, whether in person, or by agent, by written bid, telephone bid or other means, constitutes an agreement by bidder to these conditions of sale. For residences built prior to 1978, buyer waives the right to a 10 calendar-day opportunity to conduct a risk assessment or inspection for the presence of Lead-Based Paint and/or Lead-Based Paint Hazards. Square footage dimensions and acreage are approximate and should be independently verified prior to bidding. Team Bober - Nebraska Realty, its agents and subagents, and the sellers assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. All information and dimensions were derived from sources believed to be correct, but are not guaranteed. Buyers shall rely on their own information, judgment, and inspection of the property. All auction day announcements take precedence over any previously printed material or any other oral statements made.

State Laws: The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the state in which the auction is held. By bidding at an auction, whether present in person or by agent, by written bid, telephone or other means, the buyer shall be deemed to have consented to the jurisdiction of the courts of such state and the federal courts sitting in such state.

Technical Issues: Team Bober us using Proxibid to conduct this Online Auction. Please contact Craig Taylor/Proxibid @ 402-556-5565 if you need assistance with the online bidding platform.