

DEHNING AUCTION
SATURDAY, JANUARY 4, 2014
AUCTION LOCATION: 11727 Hwy 30, Sidney, NE
SALE TIME: 10:00 A.M.



OPEN HOUSE SATURDAY, DECEMBER 28, 2013

10:00 A.M. TO 1:00 P.M.

Showing 9:00 A.M sale day up until auction

or call Cumming Realty LLP, Broker at 970 474 3773 for an earlier showing

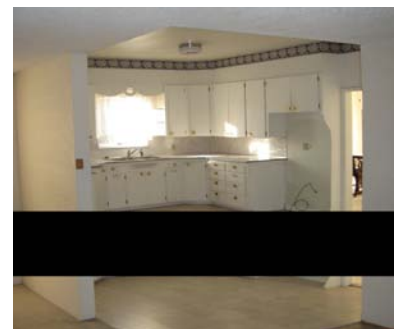
PROPERTY DESCRIPTION: Tracts 12 & 13 of Brewer's Subdivision, Sidney, Cheyenne County, NE
This clean, well maintained home sets on 1.98 acres just outside of town. This house is a spacious, 1912 sq ft with 3 bedrooms, 1 ½ baths, open kitchen, family room, living room and dining room. Built in 1930 with a recent addition, the home also has an unfinished partial basement. A new forced air high efficiency furnace keeps the utilities bills down. An oversized two car garage, with shop area is close to the house.

PROPERTY TAXES: Tract 12 \$1,361 Tract 13 \$91 Total \$1,453

The home will sell pending Seller confirmation, to the highest bidder.

Property sold in "as is" condition without warranty of any kind from the Seller or Auctioneer-Broker. Cash Sale without contingencies by Buyer.

Terms – 10% day of sale, balance due January 31, 2014 at closing



108 W. 1st
Julesburg, CO 80737
970 474 3773

Rick Kusel, Auctioneer
970 554 1762

