

RESIDENTIAL REAL ESTATE AUCTION

Monday, January 12, 2026 • 4:30 p.m.

2121 3rd St, Columbus, NE

OPEN HOUSES

Mon, Dec. 29, 2025 • 4-5 p.m | Sat, Jan. 3, 2026 • 10-11 a.m.

Legal Description - Lot 4 and North ½ Vacated Alley, Block 254, City of Columbus, Platte Co, NE

Lot Size - 66x132

Starting Bid - \$60,000



Property Description - Two bedroom, one bath bungalow with two car garage and one car detached garage. House has approximately 1100 sq ft of finished square footage. House is heated and has central air. Nice starter home or investment property.

Year Built - 1948 **2025 Taxes** - \$2090

Terms: \$5000 due the day of the auction at which time the successful bidder will enter into a written purchase agreement with the seller. Balance of sale price to be paid on or before February 6, 2026. At closing, buyers will receive a title insurance commitment showing merchantable title and will be delivered. The cost of title insurance and escrow fee will be equally split between the buyer and seller. 2025 taxes and all previous years' taxes paid by the seller. 2026 taxes to be prorated to the date of closing. Termite Inspection to be paid by seller and completed prior to Open Houses. Buyers are reminded this is a cash sale, any needed financing should be arranged prior to the bidding. All announcements made day of auction take precedence over any and all printed materials.

**REMAX TOTAL REALTY INC IS AN AGENT OF
THE SELLER IN THIS TRANSACTION**

Rick Grubaugh, Auctioneer and Broker 402-276-1210

**3809 23rd Street Columbus NE
402-564-5999**

**Logan Bronson 402-562-0932
Megan Renniger 402-270-3127**

