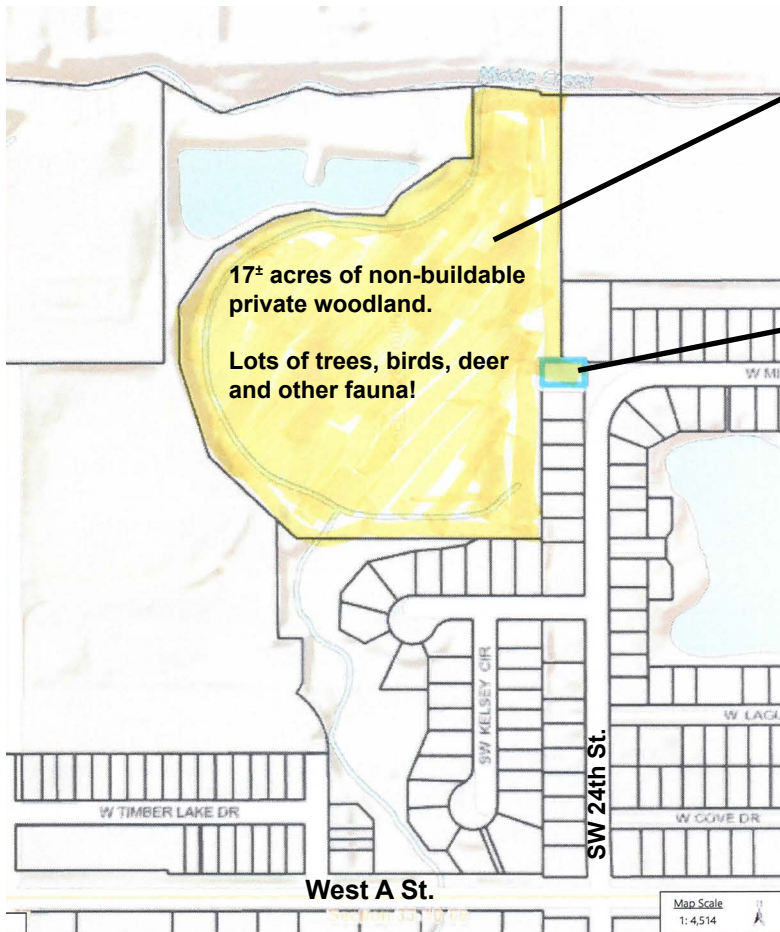


# AUCTION

## MARCH 10, 2<sup>PM</sup>

### 923 SW 24<sup>TH</sup> ST., LINCOLN, NEBR.



Legal description: Whispering Meadows, 2nd addition, Outlot C, Lincoln, Lancaster County, Nebraska. Contains 17± acres.  
Zoning R3, but, non-buildable.  
Parcel ID: 10-28-314-003-000

Legal description: Coddington Mill, 4th addition, Lot 1, Lincoln, Lancaster County, Nebraska  
Zoning R2 residential.  
Parcel ID: 10-28-310-001-000

The auction will be conducted on premises, weather permitting.

Both parcels will be sold together, as a unit, even though there are two legal descriptions.

Property sells to highest bidder subject to confirmation of the final bid by seller.

Terms, 10% of the selling price down day of sale, balance on or before April 10, 2019. Possession given upon final closing. Property sells as is. Property sells free and clear of any and all encumbrances and liens.

The 17 acres can be used for hiking, picnics, bird watching, being close to nature and watching native wildlife. There have been deer, raccoons, opossums, rabbits and more observed on the property. It is zoned R3, so raucous parties, 4 wheel races and similar activities would not be allowed under this zoning. The property is in the Lincoln city limits, so hunting or target shooting also would not be allowed.

ACCORDING TO COUNTY RECORDS, THE FOLLOWING INFORMATION IS PROVIDED:

923 SW 24th St. is a vacant lot containing 6,348 sq. ft.. Adjacent is a 17 acre parcel of non-buildable private woodland occupied by native Nebraska wildlife.

Taxes for 2018: \$671.80, all paid.

2019 assessed value, \$35,000

**BRUCE SCHWENKE,**  
OWNER

