



Mid-Continent
Properties, Inc.

AUCTION INDUSTRIAL BUILDING

JUNE 2ND, 2016 • 1:30PM

AUCTION LOCATION:

913 N. 17TH AVE
CENTRAL CITY, NE 68826

PROPERTY LOCATION:

913 N. 17TH AVE
CENTRAL CITY, NE 68826

BUILDING SIZE:

158,135 SF

LOT SIZE:

22.94 ACRES

**For Information
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**Mid-Continent
Properties, Inc.**

11213 Davenport Street,
Suite 105

Omaha, NE 68154

402.334.0256



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- Located on Highway 14
- Rail siding along east side of property
- Includes two additional storage buildings

- 6,480 SF of office space

- Exterior dock ramp loading

- Concrete paving around building - lay down yard

- 22' ceiling height

- 18' eve height

- Two dock doors

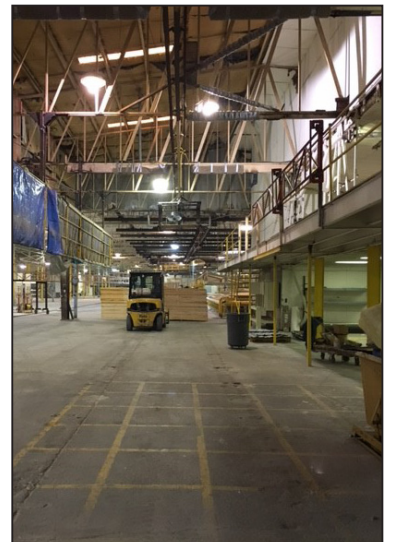
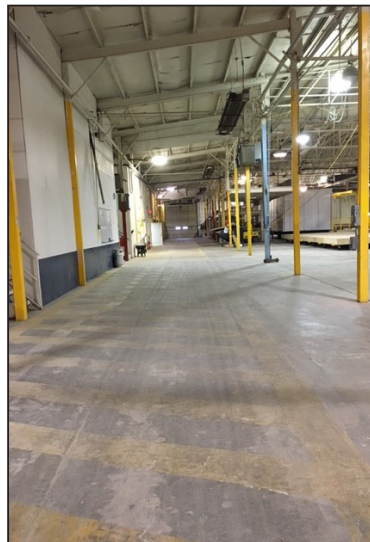
- Built in 1972 with additions in 1994 & 1996

- Metal construction

- Power: 440 volts, 1200 amp, 3 phase

- Zoning: L1

- Property is not fire sprinklered



TERMS & CONDITIONS: 10% earnest deposit day of auction. Balance of purchase price plus closing costs to be paid in full with certified funds upon closing and delivery of appropriate deed. Closing to take place within 30 days. Attorney's fees and other closing costs paid by seller. Title insurance and/or Title opinion and fees for recording appropriate deed will be split half Buyer half Seller. Seller to pay 2015 Real Estate Taxes. Subsequent taxes are the sole responsibility of the Buyer. Buyer will have owners rights on or about closing with full possession on March 1, 2016. Current lease expires March 1, 2016. Sale of the property is not contingent upon the ability of the Buyer to secure financing. Any announcement day of auction shall take precedence over any printed material. This sale is subject to all easements and restriction of record. Property is sold on an "As Is-Where Is" basis with no warranties or guarantees, expressed or implied, made by the Broker, Auctioneer or Seller.

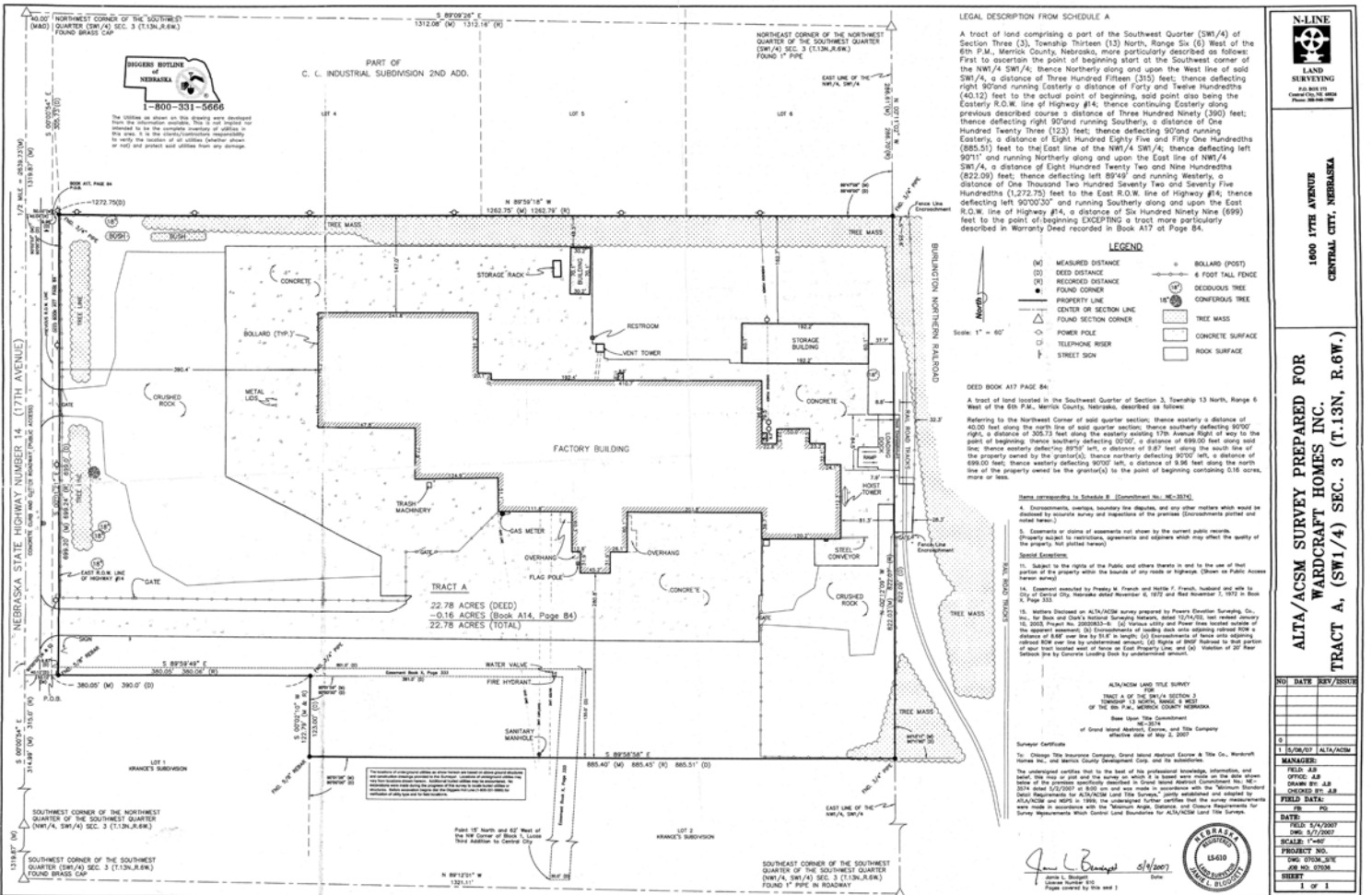
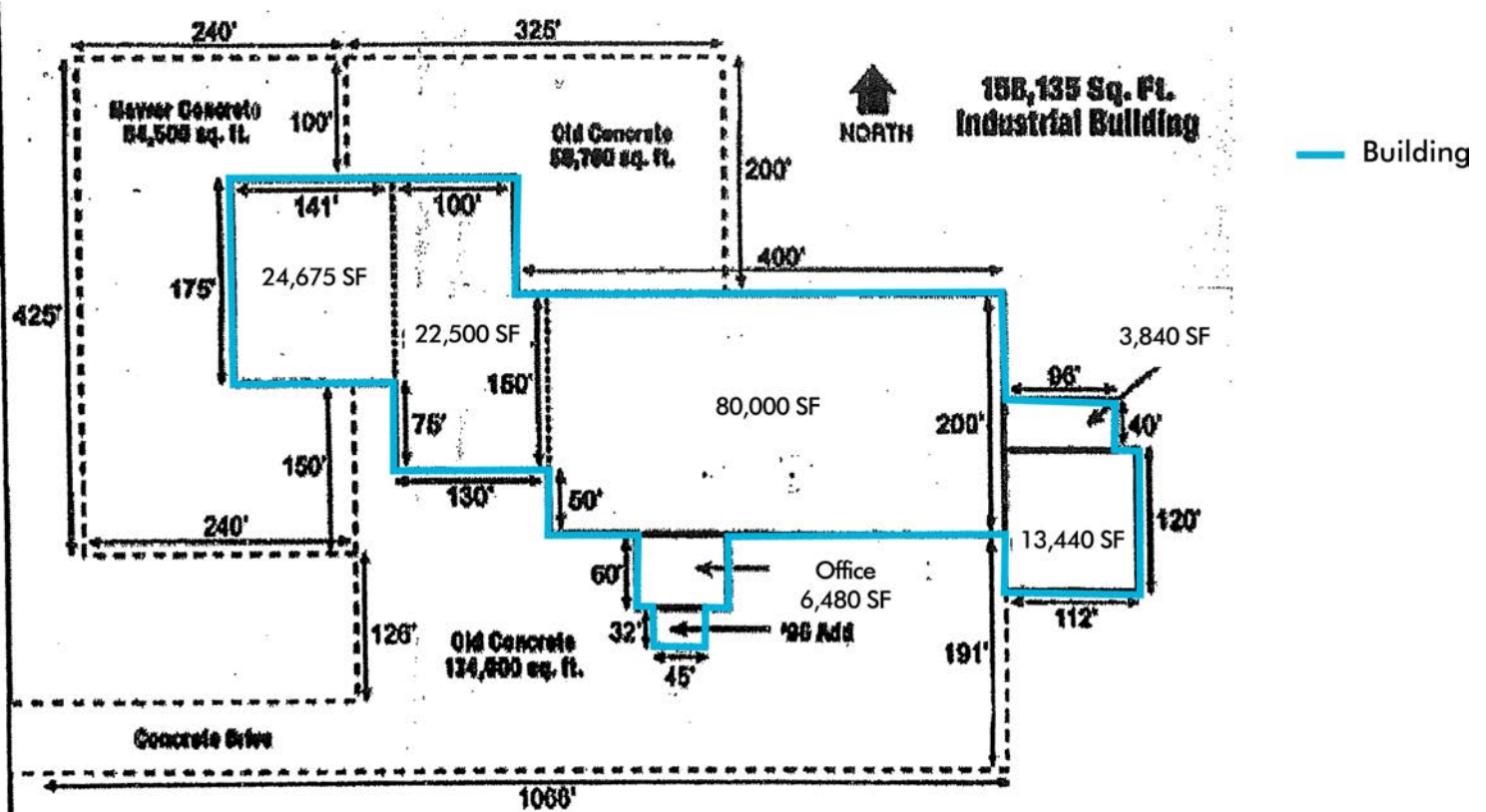
AGENCY DISCLOSURE: Eric Geiger is acting as Seller's limited agent and as such, solely represent the Seller in this transaction.



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