

ABSOLUTE AUCTION - SELLING REGARDLESS OF PRICE

6136 HAMILTON STREET, OMAHA, NE 68132

SINGLE FAMILY INVESTMENT OPPORTUNITY | AUCTION - PRICE TO BE DETERMINED JUNE 15, 2023 - 2:00 PM - ON-SITE - LIVE & ON LINE AUCTION



PRESENTED BY:

S. Scott Moore

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Single Family Investment Opportunity | AUCTION - PRICE TO BE DETERMINED



PROPERTY DESCRIPTION

Single family investment opportunity. Three bedroom, one and one half bath. House has been gutted and ready for remodeling. Selling Regardless of Sale Price at Auction.

PROPERTY HIGHLIGHTS

- Split-level two car garage with easy access to main arterials
- Great opportunity for a family or investor
- New shingles on roof

LOCATION DESCRIPTION

Centrally located single family house in stable neighborhood. Elementary school within walking distance.

OFFERING SUMMARY

Sale Price:	AUCTION - PRICE TO BE DETERMINED
Auction Date/Time:	June 15, 2023 at 2:00 PM (CST)
Auction Location:	6136 Hamilton Street (on-site)
Property Size:	1,280 SF

CONTACT

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TERMS AND CONDITIONS OF SALE:

\$5,000 deposit due day of sale. Balance upon closing. Closing date to occur on or before July 17, 2023. Owner makes no warranties of any kind expressed or implied. All information was derived from sources believed correct but is not guaranteed. All interested parties are encouraged to inspect the property prior to the real estate auction. Buyer shall rely entirely on their own information and inspection of the property. This property is selling regardless of the sale price. No liability for accuracy, errors, or omissions are assumed by the seller, real estate or auction company. Announcements made day of sale take precedence over all written material. A 5% Buyer's Premium will be added to the sale price derived at the auction. Live on-site and online bidding. Access for inspection available upon request during normal business hours M-F.

FOR A FULL DUE DILIGENCE PACKAGE AND ON-LINE BIDDING INSTRUCTIONS, PLEASE CONTACT AGENTS.

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FOR SALE

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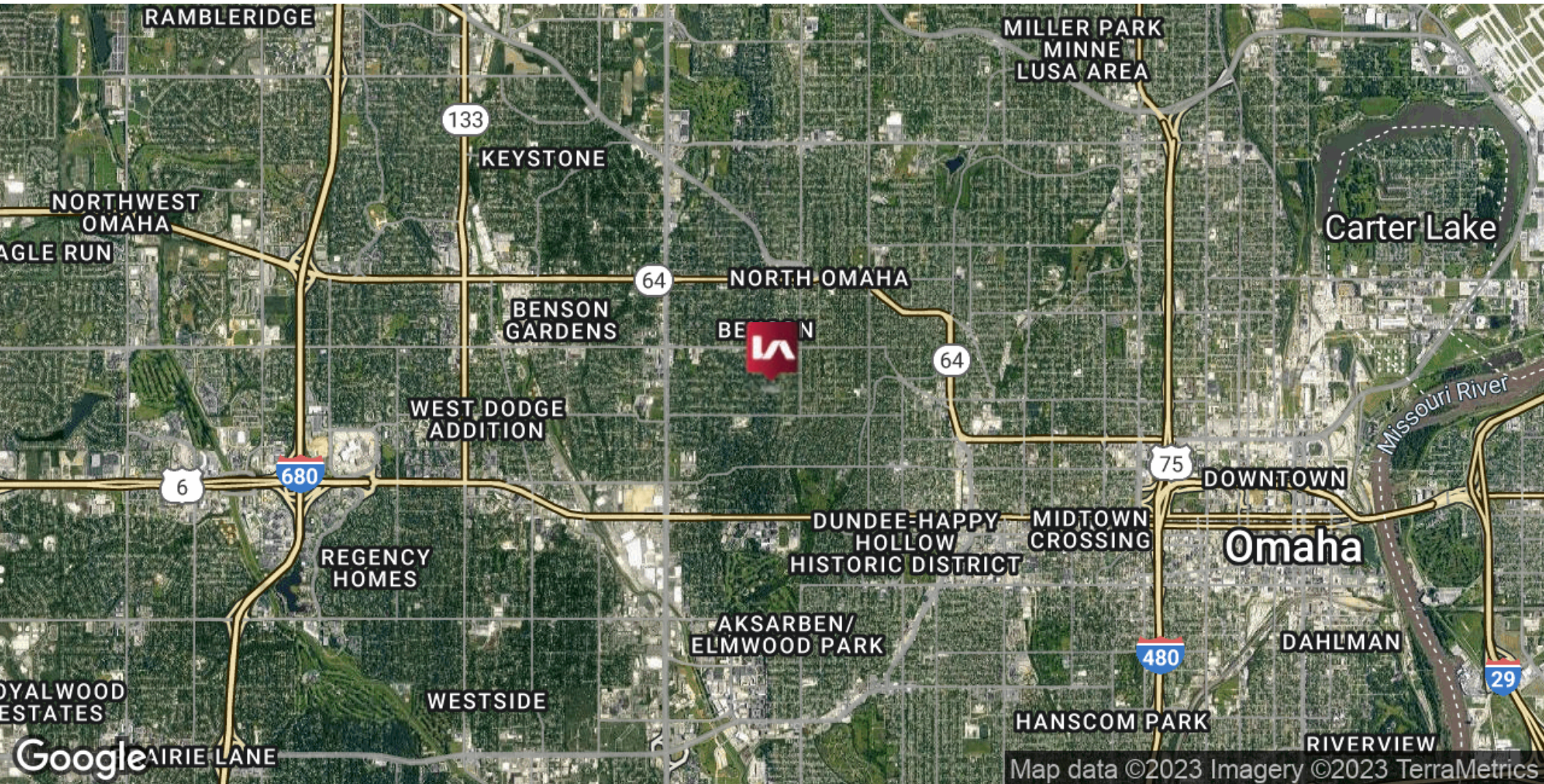
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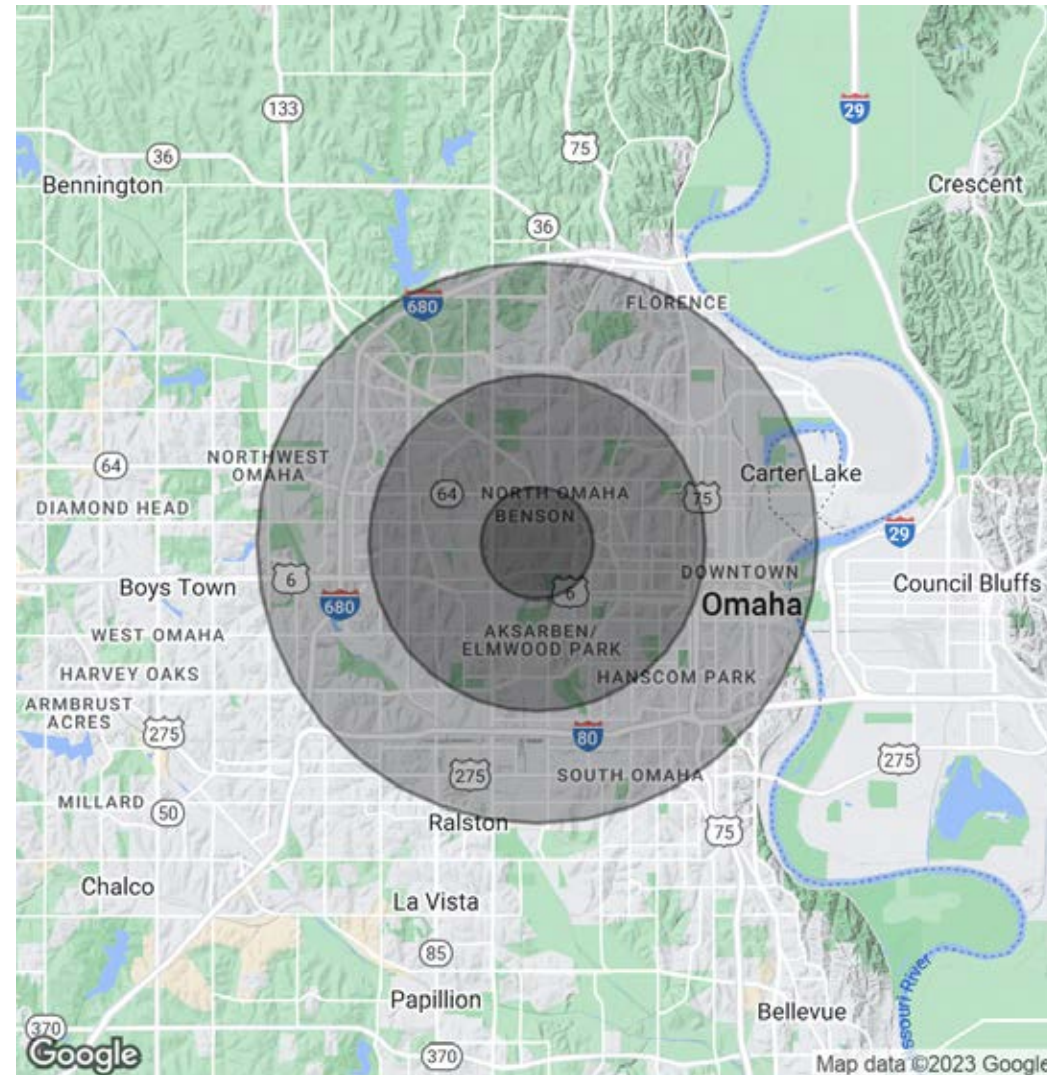
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,473	130,536	288,645
Average Age	38.4	34.9	34.7
Average Age (Male)	38.2	33.6	33.7
Average Age (Female)	37.7	36.6	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,042	59,376	128,796
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$103,345	\$67,361	\$66,023
Average House Value	\$212,447	\$153,966	\$144,956

* Demographic data derived from 2020 ACS - US Census



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