

# AUCTION

**MONDAY, DEC. 14, 2009 - 1:00 PM**

**SPORTSMAN RIVER LODGE**

**27849 W. CENTER ROAD - YUTAN, NE**

**Great Business Opportunity - Turn Key Operation!**



**Buildings & Business  
Turn Key Operation  
Also Includes a Mobile Home  
All on Approximately 1 Acre.**

**Located on Hwy 92 with busy  
highway frontage.**

**New buyer will open doors  
December 15 with transfer of  
Liquor License & operations.**

**Legal Info:** Sec 36 T13 R 9;  
EXIRR 18.73x197.3 FT Strip For RWY-IRR S 208 N 241 E 208 W  
416 FT NE1/4 NE1/4

**Parcel #:** 0100700002

**Year Built:** 1950

**Square Ft.:** 3388

**Lot Size:** .95 A

**R E Tax:** \$1066.76



## Terms Of Sale

1. 10% down "Day of Sale".
2. Property being sold "As Is".
3. Title Insurance provided with cost split.
4. Subject to "Sellers Confirmation the Day of Sale"
5. Closing to be performed by Dodge County Title & Escrow with cost split.
6. Closing on or Before January 14, 2010.
7. Cash Sale
8. Taxes prorated to date of closing.
9. Title to be passed by Warranty Deed.
10. Broker Administration Fee paid by Buyer & Seller
11. Auctioneers of Don Peterson & Associates are agents of and represent the seller.

**DON PETERSON & ASSOCIATES**

100 E. 6th Street  
Fremont, NE 68025

**(402) 721-9700**

[www.donpeterson.com](http://www.donpeterson.com)

## AUCTIONEERS



**Marlin Brabec**  
719-0025



**Kevin Prinz**  
720-0470