



House Auction

Southeast Community College - Milford Campus
600 State St., Milford, Nebraska

Open House January 16, 2025 8 a.m.-4 p.m.

Auction January 23, 2025 10 a.m.

1,776 Square Feet Open Floor Plan Home

- **Living Space:** 1776 square feet featuring an open floor plan. The Great Room, Dining Room, and Kitchen include large windows and a sliding glass door.
- **Kitchen:** U-shaped layout with a central island appliance access, workspace, and gathering space.
- **Bedrooms:** 3 bedrooms. The master bedroom includes an en-suite bathroom and a spacious walk-in closet. A guest bathroom is located near bedrooms 2 and 3.
- **Laundry & Mud Room:** Located near the entry door from a potential future garage.

Exterior Features:

- Maintenance-free exterior with energy-efficient Andersen windows.
- Siding: 8" Diamond Coat L.P. Lap siding on the back and sides; Board & Batten on the front, prefinished in "Midnight Shadow" with Abiss Black Trim.
- Roof: G.A.F. black asphalt shingles. Black soffit and fascia.

Construction and Energy Efficiency:

- R-25 insulated walls
- R-38 ceiling insulation
- High-efficiency Andersen windows
- Roof trusses with energy heels for improved energy efficiency at the roof-to-wall transition
- Floor joists are "I" joists, offering strength and environmental benefits

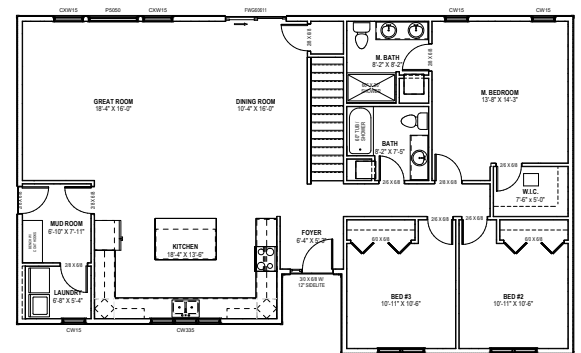
Included Items:

- Microwave/range hood combo
- Dishwasher
- Water heater
- Furnace & AC equipment

Homeowner Responsibilities:

- Relocation of the house
- Foundation and all utility connections
- Basement stairs
- Interior wall primer and paint
- Paint for trim and cabinets
- Bathroom mirrors, towel bars, and toilet paper holders
- Finished flooring

Compliance: All building practices meet or exceed local codes. HVAC and plumbing are locally inspected; electrical is state inspected. Exterior is complete and ready for occupancy.



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M0035 (01/22/25)

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Terms of Sale

The terms of the sale are cash, with 25% down on the day of the sale and the balance due within 30 days. ***The sale price is subject to 6 1/2 % sales tax.*** The house must be moved by April 30, 2025, unless arrangements have been made with the Associate Vice President, Milford Campus.

The concrete/wood foundation, girder, posts, and exterior steps are not sold with the house. The house is being sold and is to be purchased "as is," with no warranties, express or implied. The College will not supply materials or labor after January 23, 2025.

The College reserves the right to enter the house with students for the purpose of training and to retain possession of a key after the sale until the date that the house is to be moved. The College reserves the right to bid on the house to protect expenses incurred on the project.

The heat pump must be installed by a technician certified for R-410a refrigerant to validate the warranty.

SCC reserves the right to reject any and all bids for inadequacy of price or for any other reason and to withdraw the house from sale at that time.

The auction will be held inside the house which is located at the south end of the SCC Milford campus at 10:00 a.m. on January 23, 2025.

For other information or questions, contact Jason Adams at (402) 761-8209 or jadams@southeast.edu.