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## HOUSE AUCTION

**Ruhter Auction & Realty Inc.**

**Central Community College**

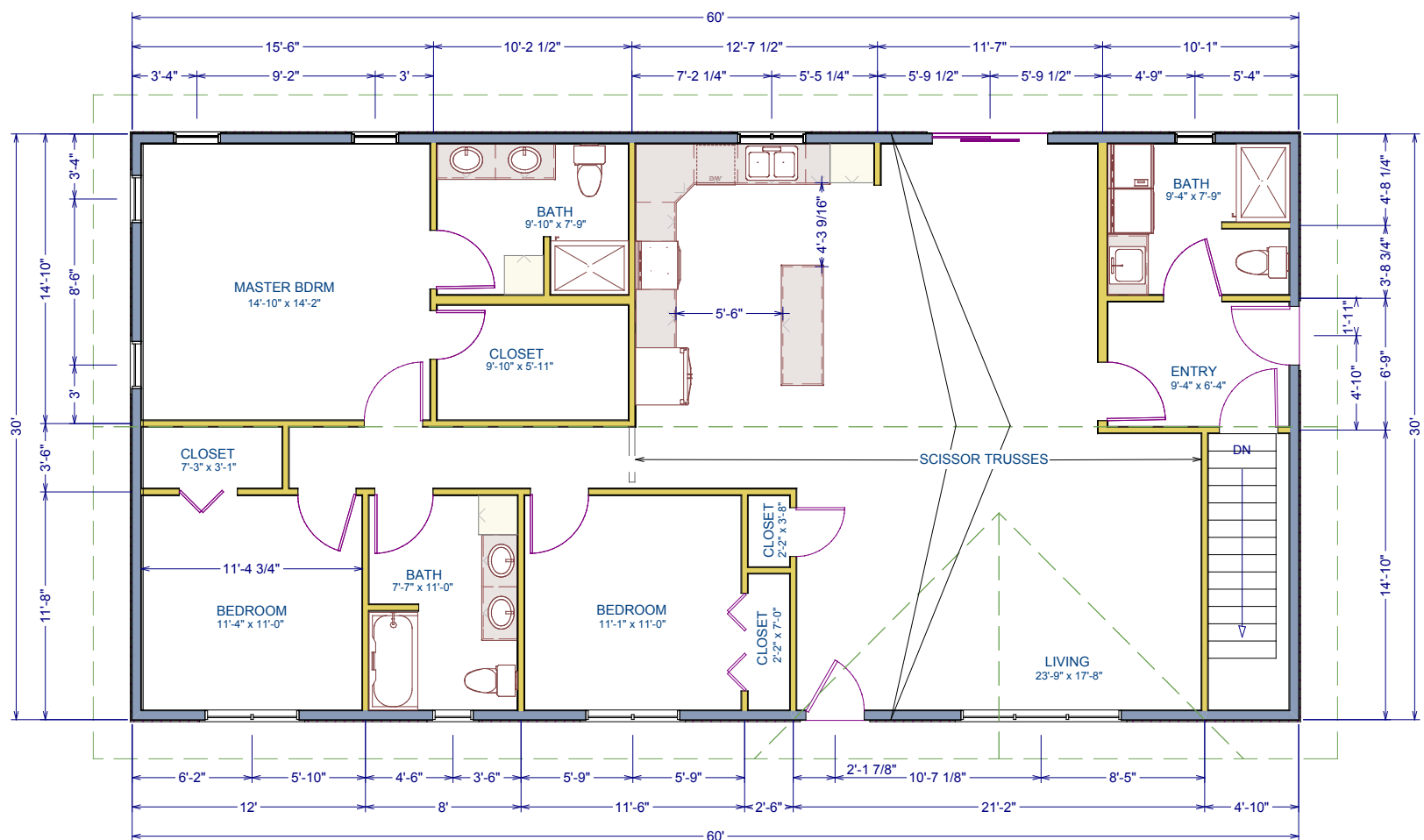
**May 1, 2013 - 6:00 pm**

**www.ruhterauction.com**

# HOUSE AUCTION



**May 1, 2013 @ 6:00 pm**  
Central Community College  
East Highway 6  
Hastings, Nebraska



## General Description

This one-story house was constructed as a joint training project by the following programs at Central Community College-Hastings Campus: Construction Technology; Electrical Technology; and Heating, Air Conditioning and Refrigeration.

This beautiful ranch style house has 1800 square feet of living area. There are three bedrooms with abundant closet space in each bedroom. The bathrooms include 1 full main bathroom, 3/4 bath off the master bedroom and a 3/4 bath in the laundry room. The living room and dining room feature a cathedral ceiling. The large master bedroom has a coffer ceiling and walk-in closet. The kitchen displays custom-built oak cabinets with an island. This house also includes a large dining room with a utility room and 3/4 bath conveniently located by the rear door.

The house has a "maintenance-free" exterior. The front entry door is a fiberglass door with leaded glass. The rear door is steel clad. The patio door is a 6' Pella French-wood sliding door. The patio door is also a Designer Series which allows installation of mini blinds between the glasses. Pella Designer casement windows are found throughout the house.

Oak four panel doors and Heritage-style trim are used throughout the house for durability and beauty. All trim, cabinets, and doors are stained with Minwax stain, Color - Early American.

All of the walls in the house have been primed and have two coats of high quality paint in the color of Kilim Beige.

## Heating - Cooling

An air-to-air heat pump (with a rating of 13 SEER or greater) with an electric 20 KW furnace back-up will be provided with the house, but not installed.

The heating and cooling duct system is installed in compliance with the Uniform Mechanical Code Latest Edition.

## Electrical

The electrical service has a 200 amp, 40 space General Electric panel. Additional circuits are available for future basement and garage wiring once the house has been moved and set on a permanent foundation. All wiring is done in accordance with the National Electrical Code. Electrical wiring has been inspected and approved by the State of Nebraska and the City of Hastings. Smoke detectors are installed for the homeowner's protection. Ceiling fans are installed throughout the house. Category 5E telephone cables, TV wiring, and outlets installed.

# HOUSE AUCTION

**Ruhter Auction and Realty Inc.**

**May 1, 2013**

**6:00 pm**

**Central Community College**

**East Highway 6**

**Hastings, Nebraska**

**Open House: April 7th and 21st  
2:00 pm to 4:00 pm**

## Plumbing

The water supply is Pex and has schedule 40 above drainage and vent piping system. The plumbing and drainage systems are roughed in below the first floor for easy hookup after the house has been set. Outside sill-cocks are 10" anti-siphon, freeze-proof type.

## Energy Conservation

The exterior walls have ultra fit fiberglass blown-in insulation of R-23. The interior walls have R-13 insulation which will assist in noise reduction. The ceiling has 4" batt, plus an additional 10" of blown insulation to produce a minimum of R-38 insulation value. Fiberglass insulation is installed around windows, door openings and electrical boxes to minimize air infiltration. Tyvek house wrap is present over the entire exterior wall sheathing.

The Pella Designer Series clad windows and French-wood sliding door have high performance Low E glass. The windows and doors require no exterior painting.

## General Information

Built to the standards of the Uniform Building Code:  
• 2" x 6" x 9" exterior walls have fiberglass blown-

in insulation (R-23) and the ceiling has a minimum of R-38

- 5/8" drywall on the ceiling and 1/2" drywall on the walls
- Pella Designer Series Low E glass, triple pane casement windows
- Pella Designer Series French-Wood sliding door
- Tamko, Heritage Series, 30-year shingle, asphalt fiberglass mat shingle, shake appearance Color: Weathered Wood
- James Hardie Cement Board Lap Siding Color: Khaki Brown
- Basement, plumbing hookup, and floor coverings to be provided by the purchaser

## Terms of the Sale

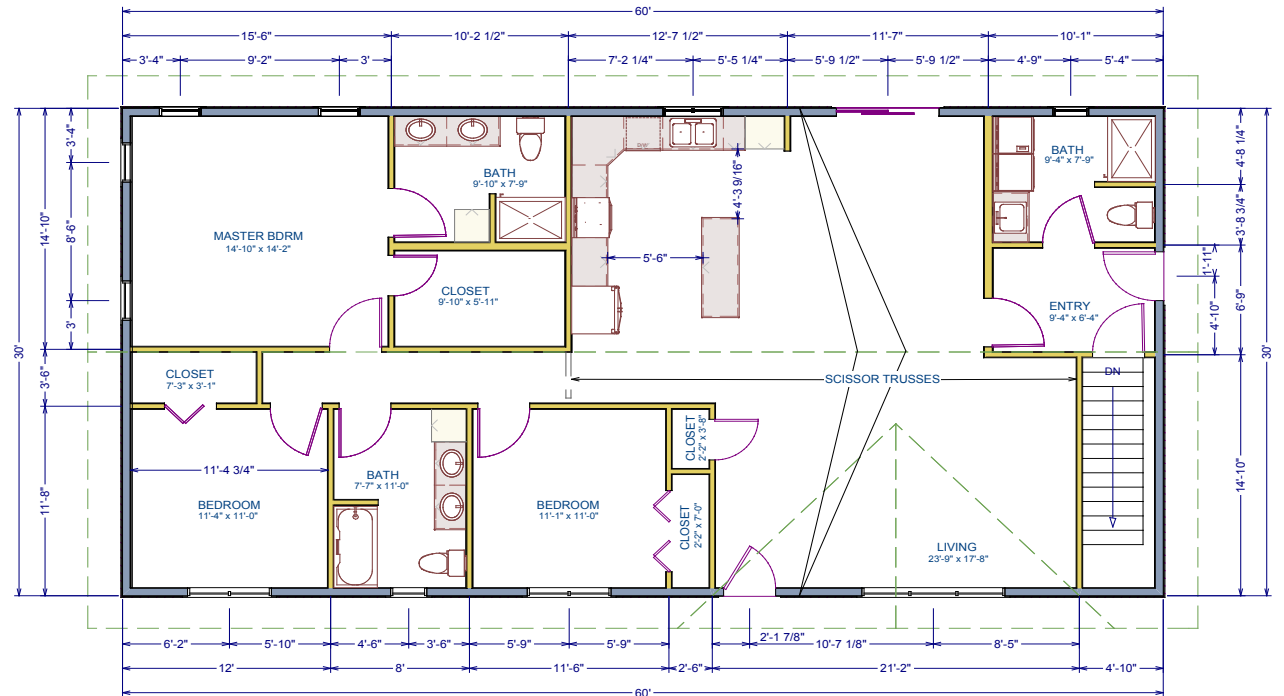
The terms of the sale are cash; owner is responsible for insuring the house immediately upon purchase - 25% down on the day of the sale and the balance due within 15 days and prior to the moving of the dwelling. Final payment made by cash or certified check. Sale price is subject to sales tax. The house must be moved from the premises no later than August 9, 2013, unless other arrangements have been made with the Central Community College-Hastings Campus President.

The concrete and wood foundation, girder posts, and exterior steps are not sold with the house. The house is to be purchased as is and the College will not supply materials or labor beyond May 1, 2013.

The college reserves the right to enter the house and retain possession of a key after the sale and until the house is moved.

The college makes no warranties or representation expressed or implied concerning workmanship, materials, and products used within the dwelling. The dwelling is sold as is.

**Square Footage - 1,800 sq. ft.**



Take a **Video Tour** of the house on-line at:  
[www.cccneb.edu/hastingshouse](http://www.cccneb.edu/hastingshouse)  
or at [www.ruhterauction.com](http://www.ruhterauction.com)



Kelly Christensen, Associate Dean of Instruction  
Dale Janitscheck, Construction Technology Instructor  
Colt Quadhamer, Construction Technology Instructor  
Dale Long, HVAC Instructor  
Ron Meyer, Electrical Technology Instructor  
Jeff Cox, Electrical Technology Instructor

**Ruhter Auction and Realty Inc.**  
"The Auction Standard Since 1967"

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Janine Ruhter 402-744-3411, Sales Person  
Stan Ruhter 308-382-2183, Auctioneer  
Barb Ruhter 402-744-4041, Cashier

This home is located at the southwest corner of the Hamilton building on the Hastings Campus of Central Community College.  
For more information or a special tour please call 1-877-222-0780 ext. 2515 or 2481; local calls 461-2515 or 461-2481.

You may also contact Dale Janitscheck through email at: [djanitscheck@cccneb.edu](mailto:djanitscheck@cccneb.edu)