NORTHEAST NEBRASKA REGIONAL
Land Bank

1310 W Norfolk Ave, Suite D
Norfolk, NE 68701
P402-844-2080 F402-844-2089
www.norfolkne.gov

Dear Potential Buyer:

Thank you for your interest in purchasing property from the Northeast Nebraska Regional Land Bank ("NNRLB"). This land bank is a new governmental non-profit entity that began in early 2024, after years of hard work and planning. Its mission is "*to turn vacant, abandoned and tax-delinquent properties into affordable, habitable properties that enhance community pride, create additional tax revenue, and support our most vulnerable neighborhoods and citizens*". It is this mission that drives the NNRLB Board of Directors as it makes decisions on how to prioritize potential buyers.

The NNRLB Board is happy to inform the public of a vacant lot available for purchase.

Who; People and community minded developers looking for property to build upon.

What; The vacant NNRLB lot located at 110 S. 9th St.

When; Wednesday, June 17th, 2026. 5:30 pm

Where; 309 N. 5th St. Norfolk City Council Chambers. Go to the door located on the north side near the west corner.

Why; The NNRLB is looking to sell its first property in hopes that an affordable house gets swiftly built.

How; Read though this application packet. Drive by the property. Check out the website (go to Norfolkne.gov and search "Land bank") and see what the NNRLB is about.

Come to the NNRLB board meeting on June 17th at 5:30 and give a presentation (not to exceed 10 minutes) to the board as to why your purchase proposal should be selected for the sale of the first property.

This is not an auction. The asking price is; $5,000. The board will decide the buyer.

Important things to consider in your presentation;
- What experience do you have
- How quickly can you build and get a certificate of occupancy
- How are you going to keep costs low

As a reminder, this is the first property sale. There will be more coming in the future. Please consider attending even if you don't intend to submit a proposal for consideration.

Additional Questions can be directed to;
Rita Heinemann; rheinemann@norfolkne.gov

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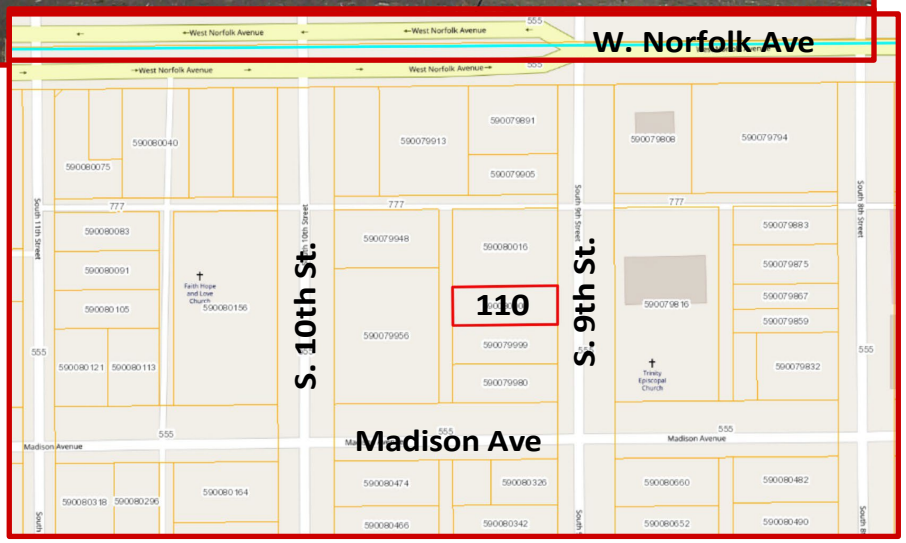
110 S. 9th St

Available Lot for Construction of Affordable House

Prepare a presentation to the NNRLB Board on June 17th, 2026, 5:30 pm



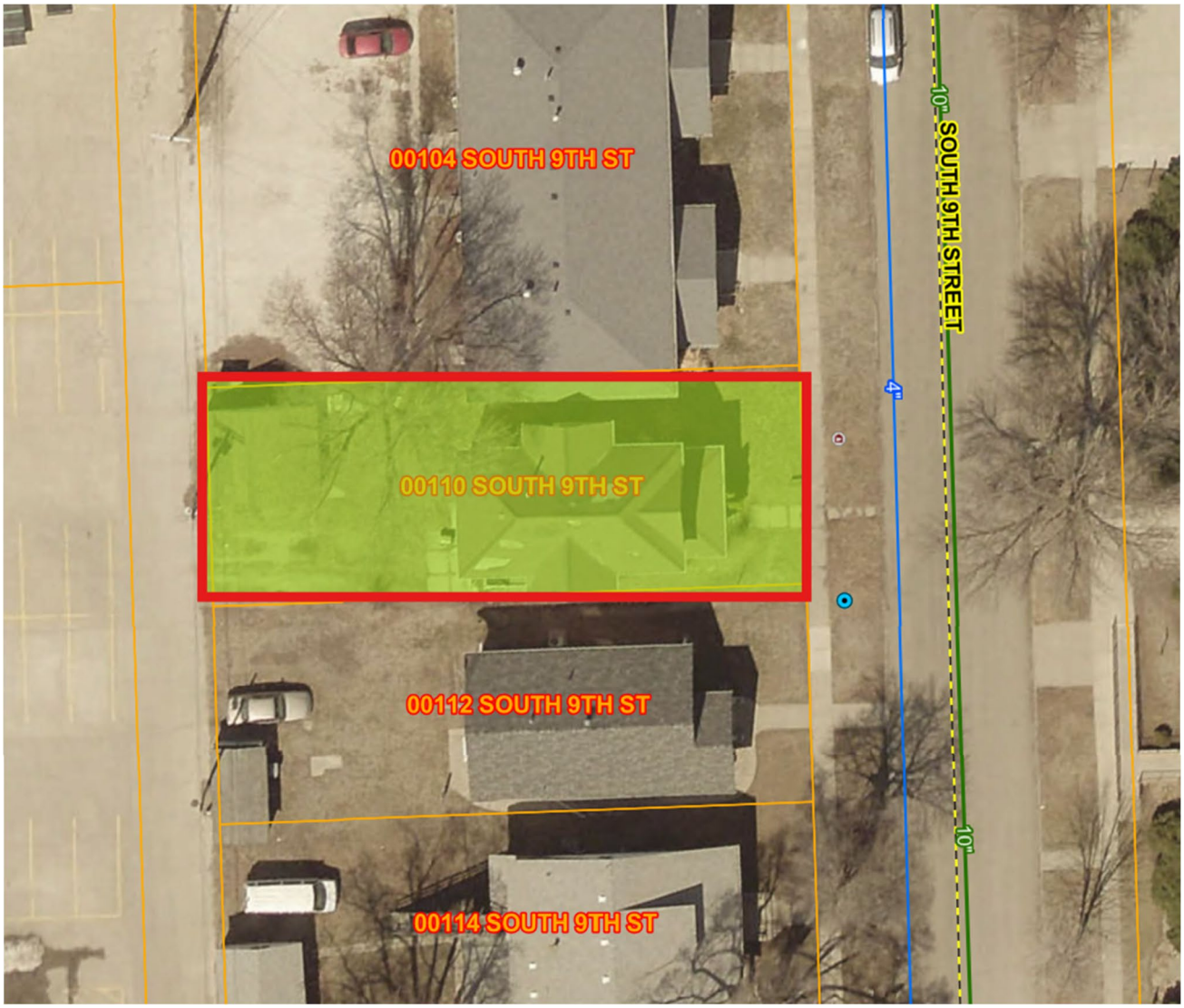
Lot information:

- R-3 zoned
- 5,490 SF lot (per County GIS)
- approx. 45' x 122' lot
- City water & sewer available in S. 9th St
- Alley access available

If you are interested in constructing an affordable home for yourself or someone else for owner-occupation, please complete the application form.

Mission: To turn vacant, abandoned and tax-delinquent properties into affordable, habitable properties that enhance community pride, create additional tax revenue, and support our most vulnerable neighborhoods and citizens.

Water and Sewer Line Proximity Map



4” Water Main (blue line)
10” Sewer Main (green line)

REAL ESTATE PURCHASE
AGREEMENT

THIS AGREEMENT is made and entered into this 15th day of July, 2026, by and between the Northeast Nebraska Regional Land Bank, a Political Subdivision of the State of Nebraska, with an address of 1310 W. Norfolk Ave, Suite D, Norfolk, Nebraska 68701 and hereinafter referred to as "NNRLB" or "SELLER", and Pettitt Plumbing, Heating & AC, Inc. DBA Pettitt Plumbing and Heating, Inc., a domestic corporation licensed to do business in Nebraska, hereinafter referred to as "BUYER",

WITNESSETH:

1. PROPERTY. That NNRLB agrees to sell to BUYER and BUYER agrees to purchase from NNRLB the "Property" addressed as:

110 South 9th Street
Norfolk, Nebraska 68701

and described as follows:

KOENIGSTEINS THIRD ADDITION LOT 13, BLK 3 of Norfolk, Nebraska,

upon the following terms and conditions and subject to all easements, covenants and restrictions of record.

2. PURCHASE PRICE. The purchase price to be paid by the BUYER to the SELLER is Five Thousand Dollars ($5,000.00) which purchase price the BUYER agrees to pay as follows:

A. Earnest money deposit of Five Hundred Dollars ($500.00) to be paid on or before time of execution of this Agreement, receipt of which is hereby acknowledged by the NNRLB.

B. The remaining balance of Four Thousand Five Hundred Dollars ($4,500.00) shall be paid upon closing.

3. TITLE INSURANCE. The parties agree that any title insurance policy shall be obtained at the option and cost of the BUYER. If title defects are found that cannot otherwise be cured between the parties, this Agreement shall be void and any earnest deposit shall be returned to BUYER.

4. CLOSING. The date of closing of this Agreement shall be as soon as practicable after full execution of this Agreement but no later than August 31, 2026, except that if it is necessary for NNRLB to cure defects in title to the real property, as provided for herein, then the date of closing shall be as soon as possible after said defects are cured.

5. REAL ESTATE TAXES. The NNRLB shall extinguish or pay all real estate taxes and personal property taxes on the property being sold hereunder for calendar year 2025 and all prior years. All such taxes for subsequent years shall be the responsibility of BUYER.

6. DEED. At the time of closing when BUYER shall have paid the entire purchase price, the NNRLB shall deliver a Quitclaim Deed to the BUYER. At such time as the deed is delivered to the BUYER, the NNRLB shall affix thereto, at NNRLB 's own expense, sufficient documentary stamp tax as required by law.

7. SURVEY. BUYER may have the property surveyed at BUYER's expense. If a survey discloses material items inconsistent with previous representations, this Agreement is voidable at BUYER's option.

8. "AS-IS" CONDITION. BUYER understands that BUYER is purchasing the property in "AS-IS" condition with no warranties, expressed or implied.

9. RISK OF LOSS & POSSESSION. Any risk of loss to the Property shall be borne by NNRLB until title has been conveyed to BUYER unless otherwise stated in subsequent lease agreements which may allow for access to the property prior to closing. Following such title conveyance, BUYER shall be responsible for hazard insurance. All possession and risk of loss shall pass to the BUYER upon closing.

10. BUYER'S INSPECTION. This Agreement is following BUYER's personal inspection or investigation of the property and not upon any representation or warranties of condition by NNRLB or anyone else involved in this transaction.

11. NNRLB ACCESS. BUYER agrees to allow NNRLB staff or board members to access the property throughout the redevelopment period and prior to obtaining an Occupancy Permit to ensure that all representations made in the BUYER's Application for Purchase are adhered to. The Application is attached hereto as Exhibit A and incorporated herein.

12. AGREEMENT BINDING. This Agreement shall be binding upon the heirs, successors, personal representatives and assigns of the respective parties hereto.

13. TIME IS OF THE ESSENCE. BUYER understands the importance of expedient building and obtaining an occupancy permit. As such, BUYER agrees to have a structure completed and a certificate of occupancy obtained from the City of Norfolk within twelve (12) months of closing. In the event BUYER fails to obtain a certificate of occupancy within twelve (12) months, the property shall revert back to NNRLB, which shall include all improvements located thereon. BUYER may request a waiver for an additional six (6) months in the event of unusual, unfortunate or unforeseen circumstances, but in no circumstance will BUYER be allowed to exceed a total of 18 months past closing to obtain a certificate of occupancy.

14. COVENANTS. BUYER agrees to comply with all requirements of the Declaration of Affordability Covenants and Restrictions, as adopted by the NNRLB board on July 15, 2026, and acknowledges that such Covenants impose enforceable covenants, conditions, and restrictions that run with the land and bind the Property for the Affordability Period provided therein.

IN WITNESS WHEREOF, the parties hereto have executed the foregoing Agreement the day and year first above written.

NORTHEAST NEBRASKA
REGIONAL LAND BANK,

A Political Subdivision of the State
of Nebraska

By _____
Rob Merrill, Chairman

By _____
Lyle Lutt, Interim Executive Director

BUYER(S):

_____

Printed Name:

Shawn Primrose

Exhibit A

Application for Purchase

Property Application

Note: The Northeast Nebraska Regional Land Bank does not pay brokerage or referral fees.

Applicant Information:

First & Last Name: Pettitt Plumbing Heating + AC Inc

Email: Shawn@PettittPlumbing.com

Telephone: 4028411383

Current Mailing Address: 106 W Norfolk Ave

Norfolk NE 68701

Additional Applicant Information:

Age:

- ☐ 25-34
- ☒ 35-44
- ☐ 45-54
- ☐ 55+
- ☐ Prefer not to say

US Citizen:

- ☒ Yes
- ☐ No, If no, do you have a plan in place? _____

Permanent Resident:

- ☒ Yes
- ☐ No If no, do you have a plan in place? _____

Ethnicity:

- ☐ American Indian or Alaska
- ☐ Native
- ☐ Asian
- ☐ Black or African American
- ☐ Native Hawaiian or Other Pacific Islander
- ☒ Caucasian
- ☐ Prefer Not to Say

Gender:

- [x] Male
- [ ] Female
- [ ] Non-Binary
- [ ] Prefer Not to Say

Purchasing As:

- [ ] Individual
- [x] Business
- [ ] Nonprofit

First-Time Buyer

- [ ] Yes
- [x] No
- [ ] Not Sure

Community Developer

- [x] Yes
- [ ] No
- [ ] Not Sure

Eligibility Questionnaire

Do any properties you own currently have?

- Code violations with the City of Norfolk? Yes No Unknown
- Special Assessments? Yes No Unknown
- Tax Delinquencies? Yes No Unknown
- Tax Foreclosure Judgments? Yes No Unknown
- Utility Delinquencies? Yes No Unknown

If you answered "Yes" to any of the above questions, please provide an explanation along with what steps are being taken to remedy these issues.

Explanation:_____

_____

_____

_____

Offer Information

Property Address: 110 S. 9th St. Norfolk, NE 68701

Asking Price: $5,000

Proposed Use & Plans*

Please prepare a 3-10 minute presentation to the board as to what you would do with the property, your timeline, your experience and how your plan matches up with the mission statement of the NNRLB.

*Please provide/attach any additional materials to support your proposed use of this property.

Certifications & Fees

Are you willing to pay the following fees:

☐ ~~$25 Application Fee (non-refundable)~~ Application Fee is waived for 110 S. 9th St.

☒ $500 Down Payment to the title company of your choice at the time of signing a Purchase Agreement.

Summary and Agreement

I hereby certify that I have read this application and that all information contained herein is true. If any portion of this information, either intentionally or unintentionally, is false or is a misrepresentation of this material facts, this application will be void and will not be approved.

I agree to discuss my plans for this property with the NNRLB and The City of Norfolk prior to signing a purchase agreement.

Shawn Primrose
Printed Name

Signature

6/30/26
Date

Submission Instructions:

- Please bring your completed application and supporting presentation data for submission (two copies) to Northeast Nebraska Regional Land Bank - Special Meeting which will be held at 5:30 pm, at the Norfolk City Council Chambers located at 309 N. 5th St.

Compliance Agreement

All Land Bank properties are sold with a specified redevelopment timeline; everything listed in your job-cost estimate must be complete within that timeline.

Currently, purchasers have 12 months (plus a possible 6 month extension after Board permission) for the renovation of a single-family residential property and two years for other types of property; the redevelopment timeline should be addressed in your presentation and will be specified in your application and purchase agreement.

We will regularly check in on redevelopment progress after closing and sign off as soon as the redevelopment is complete. If redevelopment does not happen within the specified timeline, the property reverts automatically to Land Bank ownership, as-is. If you believe you may need an extension, please contact us as soon as possible.

Signature

Printed Name

6/30/26
Date