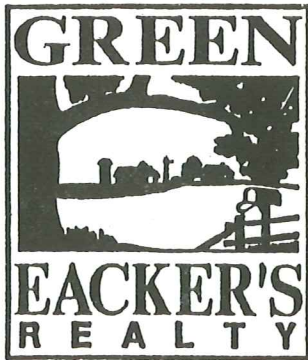


FOR SALE



872-3303

GREEN EACKER'S REALTY

736 South C - Broken Bow, NE - 68822 308-872-3303

PRICE

\$49,000.00

PROPERTY DESCRIPTION

Owner CHARLES WEAVER ESTATE

Address 321 Sherman, Comstock, NE 68828

Legal Description Lots 1-2, Block 8 and Lot 6, Block 7, Third Addition,

Comstock, Custer County, NE Terms Cash to Seller

Style of Home 1-Story home/lodge

Sq. Ft. (Main) 1,164

Total Fin. Sq. Ft. 1,164

ROOM	BSMT	MAIN	2ND	FLOOR
LV. ROOM		11½x29½		Carpet
DN. ROOM		6 x 8		Laminate
KITCHEN *		6 x24		Laminate
FAM. ROOM				
BED. RM.		9½x10		Carpet
BED RM.		8½x10		Carpet
BED RM.		9 x14		Carpet
BED RM.				
BATH		FULL		Vinyl
UTILITY *				

Lot Size 150'x140' Foundation Concrete block
 Loan Co. _____
 Mtg. Bal. _____ Type _____ @ _____ %
 Mo. Pmt. _____ Ins. Inc. Tax Inc.
 Taxes '16 - \$218.04 Age 1910
 Ext. Masonite siding Roof Comp. shingle NEW 2017
 - Car Gar. Att. Det. In Basement
 Air Cond. Cent. Wind. Water Heater 40 gal. electric
 Paving Driveway _____ Fireplace Pellet stove
 Type Heat Pellet stove Water Softener _____
 Range Disp. Dish Wash Ref.
 220 Storms Bsmt. _____ Hood
 Insulation: Walls Attic Bsmt. _____
 Avg. Gas Cost Not available Avg. Elec. Cost Not available

Additional facts about the property:

3 BEDROOMS - 1 FULL BATH - TOTALLY RENOVATED 4 YEARS AGO - UPDATED WIRING and PLUMBING
 INSULATED WALLS & ATTIC - THERMOPANE WINDOWS - MASONITE SIDING - NEW ROOF JUNE 2017
 PELLET HEATING STOVE - HICKORY KITCHEN CABINETS - ALL FURNITURE IS INCLUDED WITH THE SALE.
 Wall hangings are not included. Property is decorated in "lodge-theme" furnishings. Neutral
 carpets in all bedrooms and living room. Oak flooring at the entrance. Laminate flooring
 in kitchen/dining/laundry. Appliances included: washer & dryer, gas range, dishwasher,
 range hood, microwave and window air conditioner, freezer. Un-installed furnace in back
 entrance room is included. Living room has a bay window seat. Entrance to the screened-in
 porch from the kitchen. Storage cabinets & shelves in back room. Duct work for furnace
 has been installed. Large yard consists of 3 lots & an unused street (which can't be built
 on). There's a privacy fenced area and a 10'x12' yard shed. NOTICABLE ATTENTION TO DETAIL.
 Experience the Magic of Comstock from this unique property!



Although this information is not guaranteed, it is believed to be accurate.