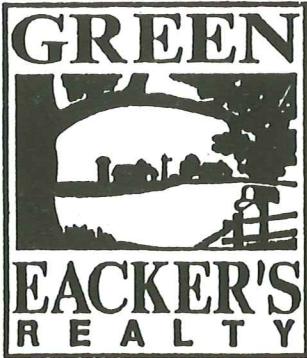


FOR SALE



872-3303

GREEN EACKER'S REALTY

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

PRICE

\$65,000.00

PROPERTY DESCRIPTION

Owner MARILYN MAULDIN

Address 535 South 7th Avenue, Broken Bow, NE 68822

Legal Description N12' Lot 17 & All Lot 18, Block 3, J.P. Gandy Add.,

Broken Bow, NE

Terms Cash to Seller

Style of Home 1 Story

Sq. Ft. (Main) 1,118

Total Fin. Sq. Ft. 1,118

ROOM	BSMT	MAIN	2ND	FLOOR
LV. ROOM		14 x20		Carpet
DN. ROOM		9½x11		Vinyl
KITCHEN		9 x10½		Vinyl
FAM. ROOM				
BED. RM. (3/4 bath)		10 x11½		Carpet
BED RM.		11 x12½		Carpet
BED RM.				
BED RM.				
BATH Full		7 x10½		Vinyl
UTILITY / Furnace Rm		11 x20		Concrete
Storage		14 x14½		Concrete

Lot Size 36'x112' Foundation Concrete block
 Loan Co. _____
 Mtg. Bal. _____ Type _____ @ _____ %
 Mo. Pmt. _____ Ins. Inc. Tax Inc.
 Taxes '15 - \$1,226.22 Age 1957
 Ext. brick/cedar siding Roof comp. shingle
15'x20' 1- Car Gar. Att. Det. In Basement
 Air Cond. Cent. Wind. Water Heater 50 gal. electric
 Paving Driveway concrete Fireplace _____
 Type Heat F.A. Gas Water Softener culligan
 Range Disp. Dish Wash Ref.
 220 Storms 559 sq.ft. Bsmt. Hood
 Insulation: Walls _____ Attic _____ Bsmt. _____
 Avg. Gas Cost Not available Avg. Elec. Cost Not available

Additional facts about the property:

2 BEDROOMS - 2 BATHS - CENTRAL HEAT & AIR - STOVE - REFRIGERATOR - STACKABLE WASHER/DRYER
1-CAR ATTACHED GARAGE - STORAGE BASEMENT - MINIMUM MAINTENANCE YARD - CLOSE TO DOWNTOWN!

Lots of natural light in the living areas. Front bedroom has a 3/4 bath. Storage basement has lots of wooden shelving and a large, open storage room. Oversize garage has a storage closet. Extra parking in the driveway. Within walkin distance to downtown! Utilities not available due to vacancy. Property will sell in "AS IS" condition.



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