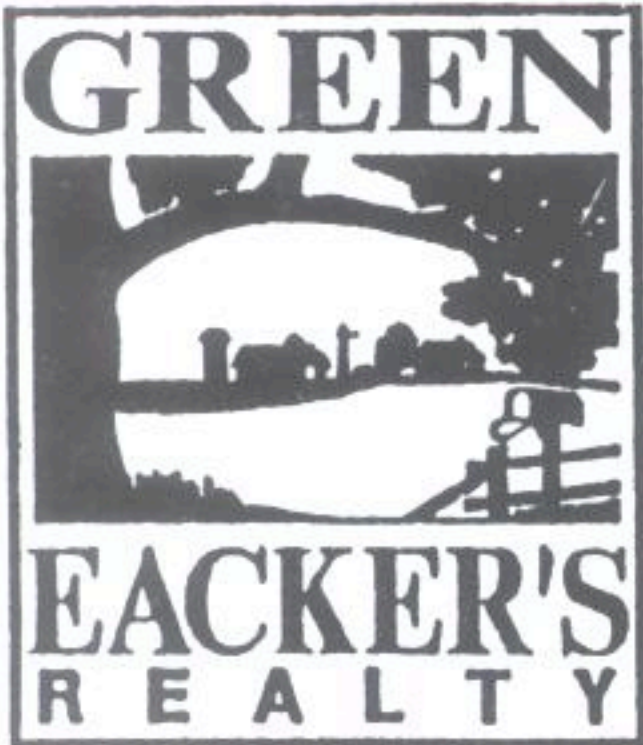


FOR SALE



872-3303

GREEN EACKER'S REALTY

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

PRICE

\$34,000.00

PROPERTY DESCRIPTION

Owner LELAND & SALLY MCABEE Family Trust

Address 1420 North F St., Broken Bow, NE 68822

Legal Description Brown & Denesia Sub-Div.: Lot 3, Block 59

Railroad Add., Broken Bow, NE Terms Cash to Seller

Style of Home 1-Story Manufactured Home Sq. Ft. (Main) 860 Total Fin. Sq. Ft. 860

ROOM	BSMT	MAIN	2ND	FLOOR
LV. ROOM		11 x 17 1/2		Carpet
DN. ROOM *				
KITCHEN *		14 1/2 x 7 1/2		Vinyl
FAM. ROOM				
BED. RM.		9 x 9		Vinyl
BED RM.		9 x 12 1/2		Vinyl
BED RM.		9+x 9+		Carpet
BED RM.				
BATH		Tub/Shower		Vinyl
UTILITY	X			

Lot Size 60'x80' Foundation Concrete Block
 Loan Co. _____
 Mtg. Bal. _____ Type _____ @ _____ %
 Mo. Pmt. _____ Ins. Inc. Tax Inc.
 Taxes '08 - \$767.62 Age 1964
 Ext. Vinyl siding Roof Asphalt
Carport Att. Det. In Basement
 Air Cond. Cent. Wind. Water Heater Gas - 40 gal.
 Paving X Driveway Concrete Fireplace _____
 Type Heat F.A. Nat. Gas Water Softener _____
 Range Disp. Dish Wash Ref.
 220 Storms 100% Bsmt. Hood
 Insulation: Walls _____ Attic _____ Bsmt. _____
 Avg. Gas Cost _____ Avg. Elec. Cost _____

Additional facts about the property:

3 BEDROOMS - 1 BATH - FULL BASEMENT - WINDOW AIR CONDITIONER - CARPORT - QUIET STREET
 The livingroom & hallway have newer carpets. One of the bedrooms is carpeted & the other bedrooms have vinyl floors. The livingroom & the largest bedroom have ceiling fans.
 Dining area at the end of the kitchen is open to the livingroom. Closets at the entrance & each bedroom & the hallway has linen storage. Laundry hookups are located in the basement which is divided into 2 large rooms (unfinished). There is a gas space heater & a dehumidifier in the basement. Shingles are scheduled to be replaced in 2009.

Make an appointment!



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