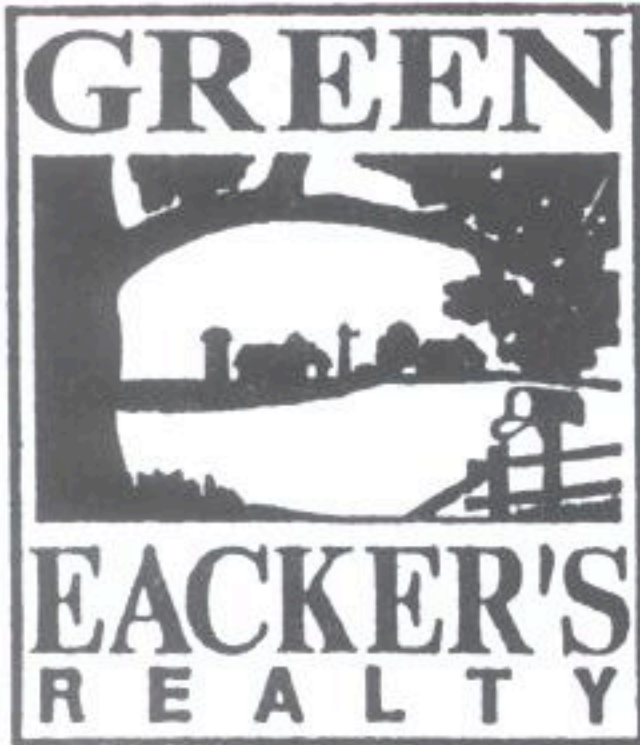


**FOR SALE**



**872-3303**

# GREEN EACKER'S REALTY

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

## PRICE

\$45,500.00

## PROPERTY DESCRIPTION

Owner BRYCE & ELAINE NEKUDA

Address 203 N. Center St., Sargent, NE 68874

Legal Description S12' Lot 3 & All Lots 4-5, Block 2, Second Add.,

Sargent, NE Terms Cash to Seller

Style of Home 1 Story Sq. Ft. (Main) 716 Total Fin. Sq. Ft. 716

ROOM	BSMT	MAIN	2ND	FLOOR
LV. ROOM		9½x21½		Carpet
DN. ROOM *				
KITCHEN *		11½x13½		Vinyl
FAM. ROOM				
BED. RM.		8½x16		Carpet
BED RM. (¼BA)		10 x11		Carpet
BED RM.				
BED RM.				
BATH **		Full		Vinyl
UTILITY **				
Office		8½x11½		Vinyl

Lot Size 140'x141' Foundation \_\_\_\_\_  
 Loan Co. \_\_\_\_\_  
 Mtg. Bal. \_\_\_\_\_ Type \_\_\_\_\_ @ \_\_\_\_\_ %  
 Mo. Pmt. \_\_\_\_\_ Ins. Inc.  Tax Inc.   
 Taxes '08 - \$560.86 Age 1920  
 Ext. Vinyl Roof Asphalt - NEW 2009  
2-Car 576 sq.ft Car Gar.  Att.  Det.  In Basement  
 Air Cond. Cent.  Wind.  Water Heater 50 Gal. Electric  
 Paving Gravel Driveway \_\_\_\_\_ Fireplace -  
 Type Heat F.A. Gas Water Softener \_\_\_\_\_  
 Nego. Range  Disp.  Dish Wash  Nego. Ref.   
 220  Storms  537 sq.ft. Bsmt. Hood   
 Insulation: Walls \_\_\_\_\_ Attic \_\_\_\_\_ Bsmt. \_\_\_\_\_  
 Avg. Gas Cost \$80 budget Avg. Elec. Cost \$135

Additional facts about the property:

(Electric avg. incl. WR,SW,TR)

2 BEDROOMS - 1¼ BATHS - CENTRAL HEAT & AIR - TOTAL RENOVATION WITHIN 5 YEARS! MAIN FLOOR LAUNDRY - 2004 WOOD KITCHEN CABINETS & UPDATES - LARGE PANTRY - LOTS OF STORAGE!!!  
 3 CEILING FANS - SOME REPLACEMENT WINDOWS - WINDOW COVERINGS STAY! BREAKER BOX ELECTRIC SERVICE - THERMOSTAT-CONTROLLED ATTIC FAN - PULL-DOWN LADDER FROM ATTIC - 2 STORAGE SHEDS  
 2-CAR CARPORT - 2-CAR DETACHED GARAGE (wired for 220; has built-in Window A/C & a chimney to add a woodburning stove). There's a clean partial storage basement with a stairwell at the back entrance. It's a good solid home in great condition at a great price in a great location. See it soon!!

Washer & Dryer also Negotiable



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