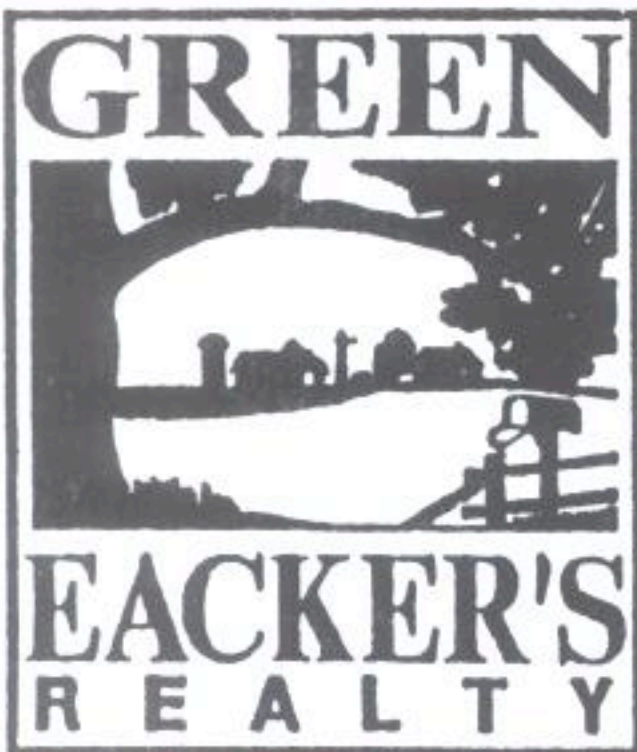


**FOR SALE**



**872-3303**

**GREEN EACKER'S REALTY**  
736 South C - Broken Bow, NE - 68822 308-872-3303

**PRICE**

\$19,500.00

**PROPERTY DESCRIPTION**

Owner DONNA DUCKER

Address 301 N. 4th St., Sargent, NE

Legal Description Par. 3-19-18 SWSE (County Clerk Add. Tax Lot 14-F)

.33 Acre, Sargent, NE

Terms Cash to Seller

Style of Home 1 Story

Sq. Ft. (Main) 893

Total Fin. Sq. Ft. 893

ROOM	BSMT	MAIN	2ND	FLOOR
LV. ROOM		23½x13		Pine
DN. ROOM				
KITCHEN		9 x13		Vinyl
FAM. ROOM				
BED. RM.	Pine	11½x11	7 x7	Carpet
BED RM.		10½x11		Pine
BED RM.				
BED RM.				
BATH		6 x7		Vinyl
UTILITY	X			
Office		6½x7		Carpet
Encl. porch		7 x11		Linoleum
Storage	11 x7			
Storage	11 x7½			

Lot Size 100' x 142' Foundation Brick  
 Loan Co. \_\_\_\_\_  
 Mtg. Bal. \_\_\_\_\_ Type \_\_\_\_\_ @ \_\_\_\_\_ %  
 Mo. Pmt. \_\_\_\_\_ Ins. Inc.  Tax Inc.   
 Taxes '08 - \$597.88 Age 1925  
 Ext. Steel siding Roof Metal (on house)  
24'x26½' 2-Car Gar.  Att.  Det.  In Basement  
 Air Cond. Cent.  Wind.  Water Heater 50-gal Elec.  
 Paving X Driveway Concrete Fireplace \_\_\_\_\_  
 Type Heat F.A. Gas Water Softener \_\_\_\_\_  
 Range  Disp.  Dish Wash  Ref.   
220  Storms  100% Bsmt. Hood   
 Insulation: Walls \_\_\_\_\_ Attic \_\_\_\_\_ Bsmt. \_\_\_\_\_  
 Avg. Gas Cost Not available Avg. Elec. Cost Not available

Additional facts about the property:

2+ BEDROOMS - 1 BATH - 2-CAR DETACHED GARAGE - BASEMENT - LARGE YARD - CLOSE TO SCHOOL  
 Living/Dining area combine for a large living area. The kitchen has painted wood cabinets with laminate countertops. The room off of the kitchen could work as an office or a very small bedroom & has a floor-to-ceiling closet as do the other 2 bedrooms. The bath has tub/shower. There's a large, enclosed front porch. Laundry hook-ups are in the basement. The basement is a large, open room with the furnace & water heater centrally located. There are 2 rooms with finished walls which could have multiple uses. Utilities not available due to vacancy.  
 Escape to peace and quiet!



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