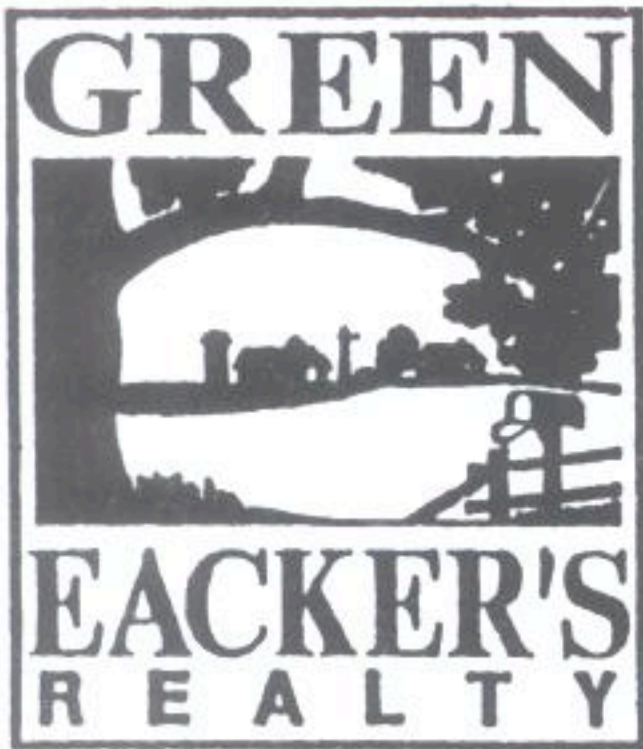


FOR SALE



872-3303

GREEN EACKER'S REALTY

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

PRICE

\$159,900.00

PROPERTY DESCRIPTION

Owner DENNIS & CINDY PINKSTON

Address 43590 Callaway Rd., Broken Bow, NE 68822

Legal Description Sec. 34-17-21 Par in NE $\frac{1}{4}$ 4.67 Acres, Broken Bow Twp

Broken Bow, NE

Terms Cash to Seller

Style of Home 1 $\frac{1}{2}$ Story

Sq. Ft. (Main) 1,888

Total Fin. Sq. Ft. 2,133

ROOM	BSMT	MAIN	2ND	FLOOR
LV. ROOM		18 $\frac{1}{2}$ x25		Laminate
DN. ROOM				
KITCHEN		10 x20		Vinyl
FAM. ROOM		17 x20+		Vinyl
BED. RM.		12 $\frac{1}{2}$ x13		tile/carpet
BED RM.			9 x14	Vinyl
BED RM.			9 x11	Vinyl
BED RM.				
BATH		Full&3/4		Vinyl
UTILITY		8 x 8		Vinyl
Fr. Entrance		9 x11		Vinyl
Office		7 $\frac{1}{2}$ x 8		Vinyl
Sunroom		8 x23		Concrete

Lot Size 4.67 Acres Foundation Concrete block
 Loan Co. _____
 Mtg. Bal. _____ Type _____ @ _____ %
 Mo. Pmt. _____ Ins. Inc. Tax Inc.
 Taxes '09 - \$1,177.14 Age 1920- Addition 1985
 Roof Asphalt
 40'x65' Metal Car Gar. Att. Det. In Basement
 Air Cond. Cent. Wind. Water Heater 50 gal Electric
 Paving X Driveway Gravel Fireplace Woodburning
 Type Heat Electric cove Water Softener rented
 Neg Range Disp. Dish Wash Nego. Ref.
 220 Storms Storm Cellar Bsmt.- Hood
 Insulation: Walls _____ Attic 15"blown-in Bsmt. _____
 Avg. Gas Cost None Avg. Elec. Cost \$217. \$300High

Additional facts about the property:

4.67 ACRES - 3 BEDROOMS - 2 $\frac{1}{2}$ BATHS - LARGE LIVING AREAS - ALL ELECTRIC - COVE HEATING
 WOODBURNING FIREPLACE INSERT & WOOD HEATING STOVE - LARGE SUNROOM & LARGE COVERED PORCH
 MAIN FLOOR LAUNDRY - LOTS OF OAK KITCHEN CABINETS - PANTRY STORAGE - 2 BUILT-IN WIN. AIR
 Kitchen has new formica counters, lighting & upper cabinet glass inserts. Main bath has
 new counter & sink. Both baths have ceramic tile showers. Laundry has a sink & toilet.
 Dish TV & Wild Blue Internet. New metal cover on Cellar. Motion censor back yard light.
 Gazebo in the gravel garden will stay. 40'x65' Metal bldg. has two 220 elec. service,
 new overhead door & 2 openers. Fences belong to neighboring properties.

Negotiable items: Stove, refrig.,
 freezer, clothes washer & dryer.
 Negotiable WHOLE HOUSE GENERATOR
 fueled by propane which kicks in
 after 15 seconds of power outage.
 Propane tank is owned.

Possession 30 days AFTER closing.



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