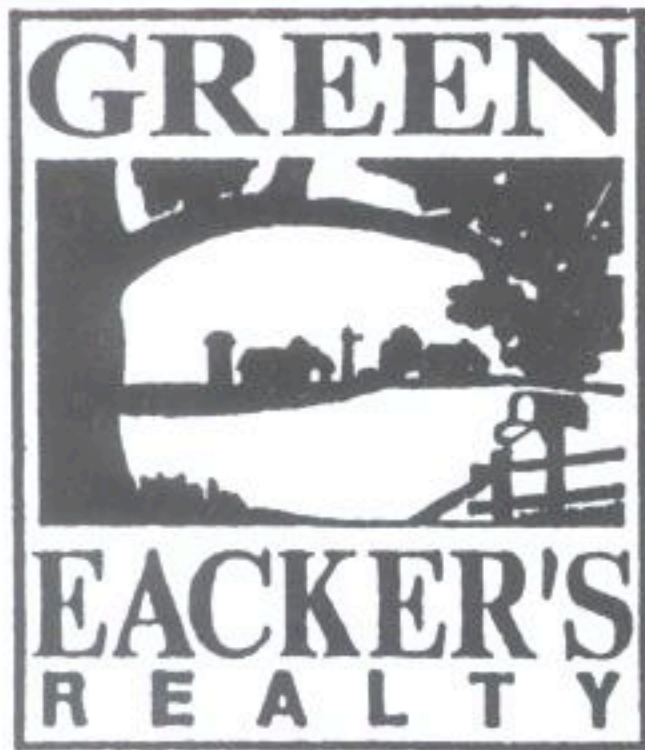


**FOR SALE**



**872-3303**

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

**PRICE**

\$35,000.00

**PROPERTY DESCRIPTION**

Owner VAUGHN & KAREN HELBERG

Address 504 N. Grand Ave., Callaway, NE 68825

Legal Description Lots 5 - 8, Block 14, Railroad Add., Callaway, NE

Terms Cash to Seller

Style of Home 1-Story Sq. Ft. (Main) 1,248 Total Fin. Sq. Ft. 1,248

ROOM	BSMT	MAIN	2ND	FLOOR
LV. ROOM		11 1/2 x 17		Oak
DN. ROOM		11 x 11		Oak
KITCHEN		12 1/2 x 16		Oak
FAM. ROOM				
BED. RM.		10 1/2 x 11		Oak
BED RM.		10 x 10		Oak
BED RM.		10 x 11		Oak
BED RM.				
BATH		Full & 3/4		Pine
UTILITY		8 x 8 1/2		Pine
Pantry		4 x 7		Oak

Lot Size 92' x 135' Foundation Concrete/brick  
 Loan Co. \_\_\_\_\_  
 Mtg. Bal. \_\_\_\_\_ Type \_\_\_\_\_ @ \_\_\_\_\_ %  
 Mo. Pmt. \_\_\_\_\_ Ins. Inc.  Tax Inc.   
 Taxes '09 - \$1,023.78 Age 1940  
 Ext. Wood siding Roof Asphalt  
14'x24' 1-Car Gar.  Att.  Det.  In Basement  
 Air Cond. Cent.  3 Wind.  Water Heater Electric  
 Paving \_\_\_\_\_ Driveway Gravel Fireplace \_\_\_\_\_  
 Type Heat Electric Cove Water Softener Stays  
 Range  Disp.  Port. Dish Wash  Ref.   
 220  Storms  396 sq.ft. Bsmt. Hood   
 Insulation: Walls \_\_\_\_\_ Attic \_\_\_\_\_ Bsmt. \_\_\_\_\_  
 Avg. Gas Cost None Avg. Elec. Cost \_\_\_\_\_

Additional facts about the property:

3 BEDROOMS - 1 3/4 BATHS - ALL ELECTRIC HOME - WOOD FLOORS EVERYWHERE - 3 AIR CONDITIONERS  
 APPLIANCES INCLUDED: HOTPOINT REFRIGERATOR WHIRLPOOL RANGE & PORTABLE DISHWASHER  
 MAIN FLOOR LAUNDRY - STORAGE BASEMENT - 1-CAR DETACHED GARAGE WITH ALLEY ACCESS.  
 WATER SOFTENER STAYS.

The kitchen is spacious & has a storage closet as well as a pantry. Each bedroom has a nice-sized closet. The bath has tub/shower. Mstr. bath has shower. The dining room has built-in storage. Laundry hook-ups are near the back door. The basement is unfinished. Attic pull-down storage in Mstr. BR.

The garage is accessed from the alley.

Property is located almost at the edge of town.

Let us show you this home.



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