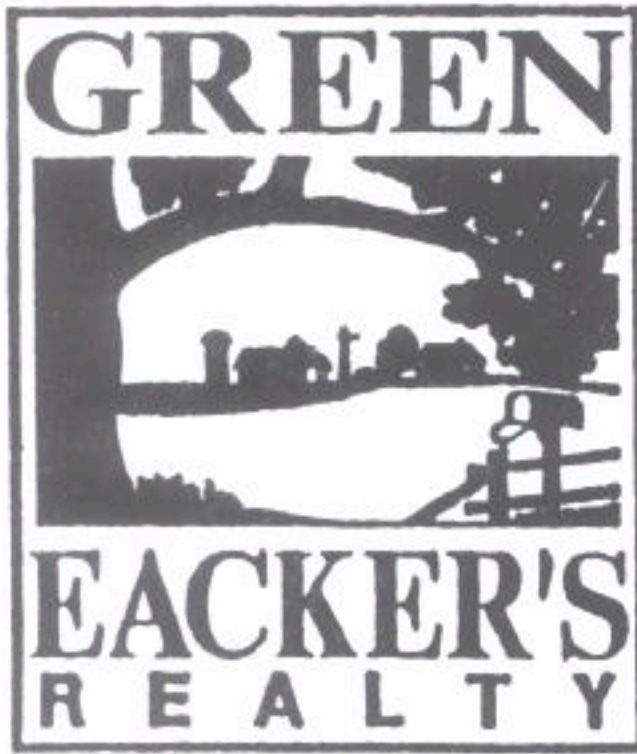


**FOR SALE**



**872-3303**

# GREEN EACKER'S REALTY

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

## PRICE

\$59,500.00

## PROPERTY DESCRIPTION

Owner MIKE & DONNA CHRISTEN

Address 534 North 12th Avenue, Broken Bow, NE 68822

Legal Description Lot 9, Block 62, Railroad Add., Broken Bow, NE

Terms Cash to Seller

Style of Home 1 Story Sq. Ft. (Main) 1,168 Total Fin. Sq. Ft. 1,470

ROOM	BSMT	MAIN	2ND	FLOOR
LV. ROOM		15½x19		Carpet
DN. ROOM		6 x 12		Vinyl
KITCHEN		10½x12		Vinyl
FAM. ROOM	12; x11½			Carpet
BED. RM.		12 x12½		Carpet
BED RM.		11½x12½		Carpet
BED RM.		11½x12		
BED RM.				
BATH	3/4	Full		
UTILITY	9 x12			Carpet

Lot Size 48' x 112' Foundation Concrete Block  
 Loan Co. \_\_\_\_\_  
 Mtg. Bal. \_\_\_\_\_ Type \_\_\_\_\_ @ \_\_\_\_\_ %  
 Mo. Pmt. \_\_\_\_\_ Ins. Inc.  Tax Inc.   
 Taxes '09 - \$952.00 Age 1900  
 Ext. Vinyl Roof Asphalt  
24' x 24' 2-Car Gar.  Att.  Det.  In Basement  
 Air Cond. Cent.  Wind.  Water Heater 80 Gal. Gas  
 Paving Yes Driveway Alley Access place -  
 Type Heat F.A. Gas Water Softener \_\_\_\_\_  
 Range  Disp.  Dish Wash  Ref.   
 220  Storms  302 sq.ft. Bsmt. Hood   
 Insulation: Walls \_\_\_\_\_ Attic \_\_\_\_\_ Bsmt. \_\_\_\_\_  
 Avg. Gas Cost \$97. Hi \$199. Avg. Elec. Cost \$134. Hi \$165.

Additional facts about the property:

3 BEDROOMS - 1 3/4 BATHS - PARTIAL FINISHED BASEMENT - CENTRAL HEAT & AIR - 2-CAR GARAGE  
 OPEN LIVING AREAS - STOVE & DISHWASHER Included - UNDERGROUND SPRINKLERS - VINYL SIDING  
 This home is MUCH larger than it appears!! Neutral carpets and vinyls - Ceiling fan in  
 Dining room. Laundry is located in the basement or a main floor bedroom. A partition  
 wall divides the basement into 2 areas. There is a garage door opener. There is a small  
 patio area to the south of the house - fenced for privacy. There is a wheelchair ramp  
 at the front entrance.



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