

FOR SALE



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

PRICE \$89,500.00  
PROPERTY DESCRIPTION

Owner: PEGGY J. MILLS  
Address: 80159 Hwy. 183, Westerville, NE 68881  
Legal Description: Parcel: NE 1/4 Sec. 16-17-18; 6.28 Acres,  
Westerville, , Custer County, NE Terms: Cash to Seller

872-3303

Style of Home: 1 1/2-Story

ROOM	BSMT	MAIN	2ND	FLOOR
L.V. ROOM		12 1/2 x 27		Barber
DIN. ROOM				
KITCHEN		10 x 14		Vinyl
FAM. ROOM				
BED. RM.		8 1/2 x 11	10 x 13	Pine
BED. RM.			9 x 10	Pine
BED. RM.			9 x 10	Pine
BED. RM.			8 1/2 x 10	Pine
BATH		Tub/shower		
UTILITY		5 1/2 x 7		Vinyl

Sq. Ft. Main: 784 Total Fin. Sq. Ft.: 1568  
 Lot Size: 6.28 Acres Foundation: Concrete Block  
 Look Co. \_\_\_\_\_  
 Mfg. Est. \_\_\_\_\_ Type \_\_\_\_\_  
 Mo. Fin. \_\_\_\_\_ No. Inc.  Tax Inc.   
 Taxes: '07 = \$652.20 Age: 1911  
 Est. Vinyl Pav. Asphalt  
 676 sq. ft. 2-Car Gar.  or 2-Car  in Basement  
 Air Cond. Cent.  Wood  Water Heater: 40-Gal. Propane  
 Parking: Hwy.  Driveway  Gravel  Flagstone  No  
 Type Heat: F.A. Propane Water Softener \_\_\_\_\_  
 Range  Dish  Dish Wash  Ref.   
 200  Storm  Partial  Storm   
 Insulation: Walls X 1999 Attic \_\_\_\_\_  
 Avg. Gas Cost: \_\_\_\_\_ Avg. Elec. Cost: \_\_\_\_\_

Additional facts about the property:

4+ BEDROOMS - 1 BATH - LARGE LIVING/DINING ROOM - STORAGE BASEMENT - BARN - CATTLE SHED  
 2-CAR DETACHED GARAGE - 2 SMALL OUTBUILDINGS - CORRAL & PASTURES !!!  
 SEPTIC SYSTEM May 1999 - WALLS INSULATED July 1999 - WINDOWS March 2002 VINYL SIDING -02  
 FORCED-AIR PROPANE FURNACE January 2005 - WATER HEATER Jan 2005 - NEW BATH Dec. 2007  
 1 NEW GARAGE DOOR January 2008. The well was drilled prior to present ownership in 1992  
 There is a 99% efficient un-vented propane wall heating unit on the 2nd floor. There  
 are large closets in 3 upstairs bedrooms. Quiet small acreages are few and far between  
 in today's market. There is not  
 any additional acreage available  
 with this offer.



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