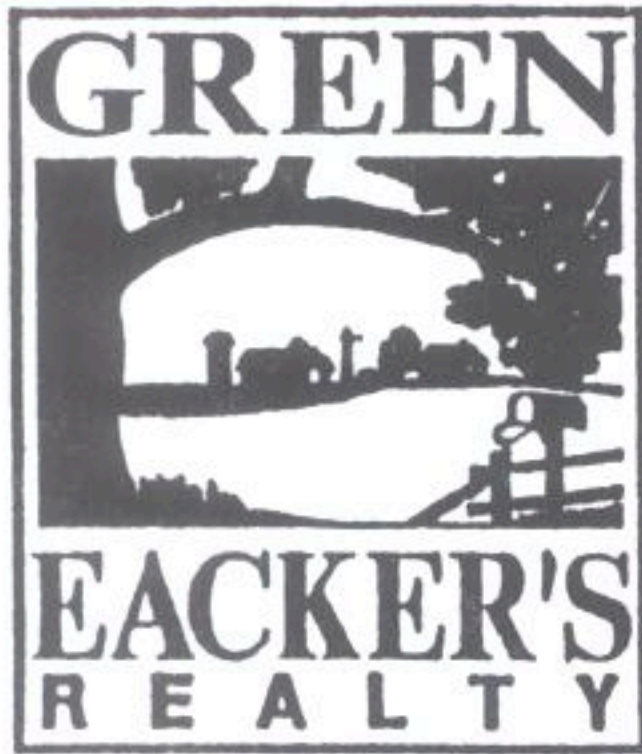


FOR SALE



872-3303

GREEN EACKER'S REALTY

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

PRICE

\$59,900.00

PROPERTY DESCRIPTION

Owner HANS & SANDY CHRISTIANSEN

Address 525 & 527 South 7th Ave., Broken Bow, NE 68822

Legal Description Lots 19 & 20, Block

Terms _____

Style of Home DUPLEX Apts. Sq. Ft. (Main) 1581 Total Fin. Sq. Ft. 1581

ROOM	BSMT	525	527	FLOOR
LV. ROOM		13 x12	13 x12	Carpet
DN. ROOM			9½x11½	Vinyl
KITCHEN		12 x19	8 x13½	Vinyl
FAM. ROOM				
BED. RM.		11 x13	11½x13½	Carpet
BED RM.				
BED RM.				
BED RM.				
BATH		Full	Full	
UTILITY & Storage		8½x 7	9½x 7½	

Lot Size 48' x 112' Foundation Concrete
 Loan Co. _____
 Mtg. Bal. _____ Type _____ @ _____ %
 Mo. Pmt. _____ Ins. Inc. Tax Inc.
 Taxes '09 - \$1,047.30 Age 1947
 Ext. Asbestos Roof Asphalt
1 stor.gar.plus 3- Car Gar. Att. Det. In Basement
 Air Cond. Cent. 2- Wind. Water Heater Elec 2002 & 2007
 Paving Driveway Conc. Fireplace 1 electric
 Type Heat F.A. Gas - 2 Water Softener _____
 2- Range 1- Disp. 1- Dish Wash 2- Ref.
 220 Storms 1186 sq.ft Bsmt. Hood
 Insulation: Walls XX Attic XX Bsmt. _____
 Avg. Gas Cost _____ Avg. Elec. Cost _____

Additional facts about the property: Zoned: B-1 Business / has driveway easement w/south neighbor
 525 So. 7th Ave: Includes appliances: Range, refrigerator, washer, dryer, garbage disposal window air conditioner & 2007 dishwasher.

Newer carpets & vinyls. Bath has tub/shower, built-in chest-of-drawers, vent fan & heat light. Kitchen has an eating bar. There is a closet in the dining area, a large closet in the bedroom & lots of storage closets in the laundry area.

Rent \$270.00

527 So. 7th Ave: Includes appliances: Stove, refrigerator, washer, dryer & window A/C. The apt. has been renovated in recent years & most of the carpet/flooring is newer. The bath has tub/shower. New electric water heater 2002

Rent \$270.00

The building was treated for termites in 1998. Recent vinyl siding on garages. Recent vinyl fence. The garage complex & each apt. have a separate meter. 4 garages rent for a total of \$135.00.
 The basement has had an apt. in the past. Presently is storage.
 Roof was re-built & shingled in 2000.
 Located within the downtown business area.



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