

# FOR SALE

**1022 N 14th  
Broken Bow**

**Priced At:  
\$82,500**

## LEGAL DESCRIPTION

PARCELS: RAILROAD ADD: BLK 21 N36' LOT 7 & LOT 8, & S. .36' LOT 9 B.B. CITY

2009 Taxes: \$1,255.40 Total Approx. Sq. Ft.: 2,352

Lot Size: 105X113

## GENERAL DESCRIPTION

*Newly listed 5 bedroom, 2 bath Ranch Style home. Main level has 3 bedrooms, bath, kitchen with a deck that is right off the kitchen, utility room, living room. The basement has 2 bedrooms, bath, family room, and storage room. This property also features an oversized garage, a heated shop, new windows, new roof, underground sprinklers, and new furnace. The stove, dryer, and window treatments stay with this home.*



## Elaine Burke Estate



Dorsett Sennett  
308-872-6698



Deb Slingsby  
308-935-1895



"Mo" Hunsberger  
308-870-1406



**STOCK REALTY & AUCTION CO.**  
*Land Brokers & Auctioneers*

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[www.stockra.com](http://www.stockra.com)

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on conclusions.

**To see more pictures of this home check out the virtual tour at [Stockra.com](http://Stockra.com)**

<u><b>Lot Size</b></u> 120 x 122	<u><b>Zoning</b></u> Residential	<u><b>Age</b></u> 1964
<u><b>1st Floor Sq. Ft.</b></u> 1056	<u><b>2nd Floor Sq. Ft.</b></u> 336	<u><b>Exterior</b></u>
<u><b>Roof</b></u> New	<u><b>Insulated</b></u>	<u><b>Foundation</b></u> Block
<u><b>Sprinkler System</b></u> Yes	<u><b>Air Conditioner</b></u> Central Air	<u><b>Paving</b></u> Yes
<u><b>Driveway</b></u> Yes	<u><b>Utility Shed</b></u> No	<u><b>Type Heat</b></u> FANG
<u><b>Average Utilities</b></u> \$127.35	<u><b>Average Gas</b></u> \$75.02	<u><b>Water Heater</b></u>
<u><b>220 VOLT</b></u> Yes	<u><b>Windows</b></u> New	<u><b>Basement</b></u> Finished
<u><b>Range</b></u> Yes	<u><b>Refrigerator</b></u> No	<u><b>Dishwasher</b></u> No
<u><b>Water Softener</b></u>	<u><b>Disposal</b></u> Yes	<u><b>Fireplace</b></u> No
<u><b>Smoke Detector</b></u> Yes	<u><b>Possession Date</b></u> Day of Closing	



**Main Level:**

**Deck off Kitchen**

<u><b>Kitchen:</b></u>	16'X11'	Laminate Flooring
<u><b>Living Room:</b></u>	12' X18'	Carpet
<u><b>Bedroom:</b></u>	11'X9'6"	Carpet
<u><b>Bedroom:</b></u>	12'8"X11'	Carpet
<u><b>Bedroom:</b></u>	11'6"X9'2"	Carpet
<u><b>Bath:</b></u>	Full	Vinyl Flooring
<u><b>Utility Room:</b></u>		

**Basement:**

<u><b>Family Room:</b></u>	15'X30'	Tile
<u><b>Bedroom:</b></u>	12'X12'6"	Tile
<u><b>3/4 Bath:</b></u>		Tile
<u><b>Bedroom:</b></u>	9'8"X12'4"	Tile
<u><b>Storage Room:</b></u>	20'2"X7'	Tile