

# FOR SALE

**149 South G. St.  
Broken Bow, NE**

**PRICED AT:  
\$44,900.00**

## LEGAL DESCRIPTION

ELM COURT ADD: BLOCK 2 LOT 15 B.B.CITY

2010 Taxes: \$530.24  
Lot size: 58' X 112'

## GENERAL DESCRIPTION

### CUTE AS A BUTTON ...

and shiny as a new penny. Here is a great 1 story home with a 1 car detached garage. The 1st floor holds 2 spacious bedrooms, 3/4 bath, large eat-in kitchen and a sunny living room. The basement has a large finished family room, plenty of storage space and a carpeted furnace/utility room. A stackable washer/dryer are staying with the home. Sit outside on the covered back porch for some R & R after a long day at work. This one is move—in ready....don't wait long.

**CALL TODAY !!**



#### 1st Floor:

Living room	18'5"x13'2"	Carpet
Kitchen	16'9"x10'	Linoleum
Bedroom	10'x10'	Carpet
Bedroom	15'2"x11'9"	Carpet
Bath		Carpet

#### Basement:

Family room	22'4"x10'8"	Carpet
3 Storage rooms		
Furnace Area		Carpet



**Janice Geiser , Owner**



**Dorsett Sennett**  
308-870-3327



**Deb Slingsby**  
308-870-2740



**"Mo" Hunsberger**  
308-870-1406



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

**934 D St. Broken Bow, NE 68822**  
**1-800-WE SELL-8**  
**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 view the virtual tour at [Stockra.com](http://Stockra.com)***

**Lot Size**  
58' x 112'

**1st Floor Sq. Ft.**  
864

**Roof**  
Asphalt

**Sprinkler System**  
No

**Driveway**  
Concrete

**Average Utilities**  
\$78.09

**220 Volt**  
Fuses

**Range**  
Yes

**Water Softener**  
No

**Smoke Detector**  
Yes

**Style of Home**  
1 Story

**2nd Floor Sq. Ft.**  
648—basement

**Insulated**  
Yes

**Air Conditioner**  
Central

**Utility Shed**  
Yes

**Average Gas**  
\$47.00

**Windows**  
Double Pane

**Refrigerator**  
Yes

**Disposal**  
No

**Possession Date**  
Closing Date

**Age**  
1920

**Exterior**  
Metal Siding

**Foundation**  
Block

**Paving**  
Yes

**Type Heat**  
Forced Air Heat

**Water Heater**  
40 Gal. Gas

**Basement**  
Yes

**Dishwasher**  
No

**Fireplace**  
No

**Garage**  
1 car detached

