

# FOR SALE

## 830 South G St Broken Bow, NE

**PRICED AT:  
\$87,500.00**

### LEGAL DESCRIPTION

JP GANDY ADD BLOCK 20 E55' EX S10' LOT 7 & E55' LOT 8  
BROKEN BOW CITY

Est. Taxes: \$ 1,460.00  
Lot size: 110 x 55

### GENERAL DESCRIPTION

#### SWEETHEART RANCH

3 Bedroom, 1 1/2 Bath all electric home w/longer 1 car detached garage w/opener. Many updates have already been done. A new roof in 1/09, new 50 Gal. electric water heater, new vanity & sink in full bathroom, new faucet in kitchen, and newer carpeting in the living room, dining room & one of the bedrooms. The yard has an established landscape with red dogwood hedges, lots of roses, bushes & irises.



Living Room	24'2"x15'2"	Newer Carpet
Kitchen	14'5"x 9'3"	Tile
		Oak Cabinets
Dining Room	11' x 14'6"	Newer Carpet
Bedroom	12'8"x 10'8"	Newer Carpet
Bedroom	10'8"x 12'10"	Carpet
Bedroom	18'4"x 18'2"	Carpet, 2 closets w/1 walk-in
Full Bath		Tile
1/2 Bath		Tile
Washer & Dryer are negotiable		



### Viola Schantz Estate , Owners



**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**

110 x 55

**Style of Home**

Ranch

**Age**

1960

**1st Floor Sq. Ft.**

1664

**2nd Floor Sq. Ft.**

**Exterior**

Brick

**Roof**

Asphalt—New 1/09

**Insulated**

Yes

**Foundation**

Concrete Slab

**Sprinkler System**

No

**Air Conditioner**

1 Window

**Paving**

Yes

**Driveway**

Concrete

**Utility Shed**

No

**Type Heat**

Radiant ceiling heat

**Average Utilities**

\$138.54

**Average Gas**

N/A

**Water Heater**

50 Gal. Electric—New

**220 Volt**

**Windows**

Good Condition

**Basement**

No

**Range**

Yes

**Refrigerator**

Yes

**Dishwasher**

No

**Water Softener**

No

**Disposal**

No

**Fireplace**

Yes—capped.

**Smoke Detector**

Yes

**Possession Date**

Closing Date

**Garage**

1-car detached w/opener

