

FOR SALE

**79775 Road 433
Broken Bow, NE**

**PRICED AT:
\$139,900.00**

LEGAL DESCRIPTION

SEC 7-16-21 PAR NE 1/4 30.20 A RYNO TWP~

2010 Taxes: \$1,388.42
Lot size: 30.2 acres

GENERAL DESCRIPTION

3 bedroom, 1 bath home on 30.2 acres

Tired of living in the city?? Take a short drive just outside of Broken Bow to this 1 1/2 Story home with a 1 car detached garage. The home itself has many updates...new kitchen everything, new roof, new bathroom, new appliances, new carpeting, new heat pump/AC wall unit, new laundry room, new windows, new siding & insulation, new doors, new patio door and new well pump & motor. A large shop also adorns the property.

Don't forget to saddle up your horses as well. This property has a wonderful arena with new chute, boxes & lights. The pen above the arena and on the hill have new tanks.



**Brian & Kristin
Hermelbracht,
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

<u>Lot Size</u> 30.2 acres	<u>Style of Home</u> 1 1/2 Story	<u>Age</u> 1915	<u>Kitchen</u> 9'6x11'2	Laminate
			<u>Dining Rm</u> 13'x11'	Laminate
<u>1st Floor Sq. Ft.</u> 1352	<u>Roof</u> Metal	<u>Exterior</u> Siding	<u>Living Rm</u> 14'x12'	Carpet
			<u>Office/bedrm</u> 12'x9'	Carpet
			<u>Bathroom</u>	Ceramic
			<u>Bedroom</u> 15'8x10'2	Carpet
			<u>Bedroom</u> 14'x12'	Carpet
			<u>Bedroom</u> 14'x9'	Carpet
<u>Windows</u> New	<u>Insulated</u> Yes	<u>Foundation</u>	<u>New in 2010</u> Well pump and motor	
<u>Sprinkler System</u> No	<u>Air Conditioner</u> A/C wall unit— electric	<u>Type Heat</u> Electric heat pump new 2008	<u>New in 2009</u> Siding & insulation, windows, front screen door, washer & dryer, kitchen/dining room floor, laundry room floor, laundry room wash tub, & laundry room cabinets.	
<u>220 Volt</u>	<u>Average Utilities</u> \$200-\$250	<u>Average Gas</u>	<u>New in 2008</u> Heat pump/AC wall unit	
<u>Range</u> Yes	<u>Refrigerator</u> Yes	<u>Dishwasher</u> Yes	<u>New in 2006</u> Metal roof(house&garage), carpeting, front door, sliding patio door, kitchen sink, kitchen cabinets/counter tops, stove, refrig- erator, dishwasher, microwave, bathroom sink & vanity, toilet & shower.	
<u>Water Softener</u> Yes	<u>Disposal</u>	<u>Fireplace</u>		
<u>Smoke Detector</u>	<u>Possession Date</u> Day of Closing	<u>Garage</u> 1 car detached		



Arena: Chute 2006
Boxes 2009
Lights 2010
Pens: New tank above arena 2010
New tank on hill pen 2010

Pasture
Large Shop

