

# FOR SALE

409 5th Ave.

Sumner, NE 68878

**PRICED AT**  
**\$55,000**

## LEGAL DESCRIPTION

LOTS 14 THRU 18 BLK 14 OT SUMNER, DAWSON CTY, NE

2010 Taxes: \$ 394.60

Lot size: 125 X 130

## GENERAL DESCRIPTION

2 Bedroom, 1 Bath remodeled home with a 1 car detached garage. Updates include new floor coverings, new insulated doors, new block foundation, new roof and electricity was redone with breaker box. The basement is unfinished, painted and clean. The garage and a 12x18 shed have new roofs as well. This home is located on a large corner lot with nice landscaping & established garden.



### Main Level:

Kitchen:	13'6" x10	Carpet
Utility Room:		Linoleum
Living room/ Dining room	27' x 14'6"	Carpet
Bedroom	11'6" x 12'	Carpet
Full bath		Carpet
Bedroom	11'6" x 9'10"	Carpet



## David Irwin, 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](http://www.stockra.com)

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

**Lot Size**

125 x 130

**Style of Home**

1 Story

**Age**

1908

**1st Floor Sq. Ft.**

1002

**2nd Floor Sq. Ft.**

**Exterior**

Wood

**Roof**

Asphalt—New 2010

**Insulated**

Yes

**Foundation**

New Block

**Sprinkler System**

No

**Air Conditioner**

Window

**Road Paved**

Yes

**Driveway**

Yes

**Utility Shed**

Yes 12 x 18

**Type Heat**

Propane Floor Furnace

**Average Utilities**

**Average Gas**

N/A—Propane

**Water Heater**

Propane 40 Gal.

**Electrical Box**

Breaker Box

**Windows**

Storm

**Basement**

Yes—unfinished

**Range**

No

**Refrigerator**

Negotiable

**Dishwasher**

No

**Water Softener**

No

**Disposal**

No

**Fireplace**

No

**Smoke Detector**

Yes

**Possession Date**

Closing date

**Garage**

1 car detached

