

# FOR SALE

**944 S. 11th  
Broken Bow, NE**

**REDUCED  
\$32,900**

## LEGAL DESCRIPTION

M E GANDY ADD BLOCK 2 S 48' OF W 1/2 & N 1/2 VAC SOUTH K. .24 A BB CITY  
TOTAL APPROX. SQ. FT: 1,728                      2009 Taxes: \$670.68

## GENERAL DESCRIPTION

**1978 Champion Double Wide Manufactured Home.** Lots of new updates on this 2 bedroom, 2 bath home with a 1 car attached garage! Some new windows, new furnace, new front door, newer landscaping and newer gutters. Bathroom on the main level has been remodeled with new toilet, sink, tub, and shower. Main level has 1 bedroom, laundry facilities, full bath, living room, and eat-in kitchen. The finished basement has a walk-out, 3/4 bath, bedroom, family room, office area, spare room. This home also has a wooden back deck, and an electric fireplace.



***Give Deb, Mo, or Dorsett a call today  
for a showing of this home!!***

**Zach & Sarah Jones, Owners**



**Deb Slingsby  
308-935-1895**



**Mo Hunsberger  
308-870-1406**



**Dorsett Sennett  
308-872-6698**



**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 check out the virtual tour on Stockra.com!

**Lot Size**

36x24

**Disposal**

no

**Age**

1972/38

**1st Floor Sq. Ft.**

864

**Basement Sq. Ft.**

864

**Exterior**

Steel Siding

**Roof**

Asphalt

**Insulated**

Yes

**Foundation**

Retaining wall 4 yrs old

**Sprinkler System**

No

**Air Conditioner**

Window

**Paving**

Yes

**Driveway**

Paved

**Utility Shed**

No

**Type Heat**

Forced Air

**Average Utilities**

\$130.00

**Average Gas**

\$80.00

**Water Heater**

Electric

**220 Volt**

**Windows**

New

**Basement**

Finished-walk-out

**Range**

Negotiable

**Refrigerator**

Negotiable

**Dishwasher**

Negotiable

**Water Softener**

No

**Disposal**

No

**Fireplace**

Electric

**Smoke Detector**

Yes

**Possession Date**

Day of Closing

**Garage**

1 car attached

**Main Level:**

Living Room	13'X11'2"	Carpet
Kitchen Eat-In	11'X19'	Laminate
Dining Room	8'7"X11'9"	Laminate
Utility Room	11'2"X8'6"	Laminate
Bedroom	11'6"X11'8"	Carpet

**Downstairs:**

Sitting Room	12'8"X11'6"	Carpet
3/4 Bath		New Flooring
Bedroom	18'10"X10'8"	Carpet
Family Room	11'X14'2"	Carpet
Spare Room	10'8"X15'4"	Carpet

