

# FOR SALE

**150 South Walnut St.  
Spalding, NE**

**PRICED AT:  
\$124,500**

## LEGAL DESCRIPTION

Lots 7 & 8, Blk 6, Original town of Spalding Village, Greeley County

## GENERAL DESCRIPTION

### 4 Bedroom Home!!

Here is your chance to add your own finishing touches to a new home where the majority of the work has been done. This 2008 Heritage modular home has an open floor plan, with large kitchen, Dining Room, Living Room, & Master Bedroom on the main floor. Master bathroom features a large soak tub & shower. There is also a half bath on the main floor. Full basement has not been completed, however, the dry wall, texturing, plumbing & electrical have already been done. Basement has 9 ft. ceilings! There are 3 large bedrooms, full bath with shower located downstairs. Laundry room is located on the main floor with access to cover deck and sunroom. Maytag appliances including stainless steel dishwasher, glass top stove & refrigerator along with matching Maytag Performa washer & dryer stay! This home has central air and natural gas furnace along with an electric hot water heater. Furnace is a 2008 Rud Achiever and hot water heater is a 2008 Richmond.

Plenty of time to relax with a covered deck off the front and large patio area in the fenced in back yard.

This home sits on an 88 x 132ft. lot with fenced in back yard. Attached 25 ½ ft. x 16 ft. single car garage, utility shed and out building.

**2010 TAXES:** \$1,832.68

**Tom & Arlene Molczyk,  
Owners**



**Ashley Kaiser-Bialas**  
308-750-1630



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

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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.

# PICTURES

## Room Dimensions:

### Main Floor

Kitchen – 13 ½ ft. x 25 ½ ft.

Living Room – 18 ft. x 13 ½ ft.

Master Bedroom – 14 ft. x 13 ft.

Master Bathroom – 13 ½ ft. x 11 ½ ft. (includes 6 ft. x 6 ft. walk in closet)

Laundry Room – 13 ½ ft. x 6 ft.

Sunroom – 12 ½ ft. x 25 ½ ft.

Covered Deck – 15 ft. x 8 ft.



### Basement

Bedroom 1 – 13 ft. x 17 ft. w/ 6 ft. x 2 ft. Closet

Non-Conforming Bedroom / Office – 13 ft. x 10 ft.

Bedroom 3 – 13 ft. x 13 ft. w/ 7 ½ ft. x 5 ft. Closet

Rec. Room – 21 ft. x 12 ½ ft.

Bathroom – 5 ft. x 10 ½ ft.

