

# FOR SALE

**1342 North F St.  
Broken Bow, NE 68822**

**PRICED AT  
\$65,000**

## LEGAL DESCRIPTION

RAILROAD ADD: BLOCK 60 (1342 N.F) W61'N1/2 LOT 8 &  
W61' LOTS 9-10 1~342 NORTH F B.B.CITY

2010 TAXES: \$945.20  
Lot size: 61 X 120

## GENERAL DESCRIPTION

### FRESH & MOVE IN READY !!

Nice 3 Bedroom, 1 1/4 Bath Ranch with a 2 car detached garage set on a corner lot. This home has some nice updates: new roof in 2008, new windows in 2009, newer carpet, new doors and updated kitchen & bathroom. Appliances are staying with the home - refrigerator, stove, microwave, washer and dryer. The garage comes with an opener & storage cupboards. Relax on the back deck made of composite decking.



#### 1st Floor:

Eat-in Kitchen	14'7" x 8'	Carpet
Living Room	11 x 17'7"	Carpet
Bedroom	9 x 9'2"	Carpet
Full Bath		Linoleum
Master Bedroom	9'2" x 13'	Carpet
Bedroom	9'5" x 9'6"	Carpet

#### Basement:

Utility Room w/bench	17'8" x 9'	Painted Concrete
Bedroom - Nonconforming	17'8" x 10'	Concrete
Family Room	18'4" x 18' 3"	Painted Concrete
1/4 Bath		Carpet



## Jerry & Mary Vaughan, 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***

**Lot Size**

61 x 120

**Style of Home**

Ranch

**Age**

1961

**1st Floor Sq. Ft.**

860

**Basement Sq. Ft.**

860

**Exterior**

Masonite Siding

**Roof**

Asphalt—new 2008

**Insulated**

Yes

**Foundation**

Block

**Sprinkler System**

No

**Air Conditioner**

Central

**Road Paved**

Yes

**Driveway**

Concrete

**Utility Shed**

No

**Type Heat**

FANG

**Average Utilities**

\$73.14

**Average Gas**

\$99

**Water Heater**

Gas—68 Gal New 2007

**Electrical Box**

Panel

**Windows**

New—2009

**Basement**

Yes—partially finished

**Range**

Yes—electric

**Refrigerator**

Yes

**Dishwasher**

No

**Water Softener**

No

**Disposal**

**Fireplace**

No

**Smoke Detector**

Yes

**Possession Date**

Closing Date

**Garage**

2 car detached

