

FOR SALE

**1244 Memorial Dr
Broken Bow, NE**

**PRICED AT
\$34,900**

LEGAL DESCRIPTION

RAILROAD ADD BLOCK 76 W63.5' LOTS 8-10 & E6.5'
VAC ST BROKEN BOW CITY~

2010 Taxes: \$ 837.60
Lot size: 70 x 144

GENERAL DESCRIPTION

Cute 3 Bedroom Bungalow.....

This home has vinyl siding, electric heat and a sliding patio door that leads out to the spacious back yard and single car garage. There is also an additional storage shed off of the covered patio. The large living room has a built in china hutch. The eat-in kitchen has lots of cupboards, a sink disposal and a dishwasher. There is also a utility room with a water softener.



Living Room	27' x 13'4"	Carpet
Kitchen	12'3" x 11'4"	Carpet
Bedroom	12' x 12'7"	Carpet
Bedroom	11'10" x 12'	Carpet
Bedroom	10'10" x 11'4"	Carpet
3/4 Bath		Carpet
Utility Room		Vinyl



Dan & Connie Wagner, 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
70 x 144

Style of Home
Ranch

Age
1945

1st Floor Sq. Ft.
1208

2nd Floor Sq. Ft.

Exterior
Vinyl Siding

Roof
Asphalt

Insulated
Yes

Foundation

Sprinkler System
No

Air Conditioner
Wall

Road Paved
Yes

Driveway
Gravel/Concrete

Utility Shed
Yes

Type Heat

Average Utilities
\$250

Average Gas
Floor furnace not being used

Water Heater
Electric 40 Gal.

Electrical Box

Windows
Some Energy Efficient

Basement
No

Range
No

Refrigerator
No

Dishwasher
Yes—built in

Water Softener
Yes

Disposal
Yes

Fireplace
No

Smoke Detector
Yes

Possession Date
Closing Date

Garage
1 car detached

