

# FOR SALE

**416 South D St.**

**Broken Bow, NE 68822**

**REDUCED !!**

**PRICED AT**

**\$54,900**

~~**\$39,500.00**~~

## LEGAL DESCRIPTION

**MAULICKS ADD BLOCK 1 W 38.51 LOT 8, ALL LOTS 9-10  
E 3/4 LOT 11 ~ BROKEN BOW CITY**

**2010 TAXES: \$729.28  
LOT SIZE: 125 X 112 (2 LOTS)**

## GENERAL DESCRIPTION

### STARTER HOME !!

3 Bedroom, 1 Bath home with a 2 car detached garage. This home has many updates including: new paint throughout the home; new front window and door; new medicine cabinet, sink, and surround in the bathroom; new counter tops and sink in the kitchen and a newer metal roof. Does need new flooring in certain areas. The garage has insulated walls, a work bench and 220 amp power. The large backyard is fenced in. Perfect for family functions and entertaining.

**CALL NOW FOR AN APPOINTMENT !!**



Kitchen	12'3" x 8'3"	
Full Bath		Linoleum
Living Room	11'6" x 21'	
Dining Room	10'10" x 11' 4"	
Office	9'7" x 8'5"	
Bedroom	15' x 10'	Carpet
Bedroom	16' x 12'	Carpet
Upstairs Bedroom	25' x 12'	Carpet
Basement	14' x 10'	



**Mark & Susie Walker, Owners**



**934 D St. Broken Bow, NE 68822**

**1-800-WE SELL-8**

**www.stockra.com**

**Dorsett Sennett  
308-870-3327**

**Deb Slingsby  
308-870-2740**

**Mo Hunsberger  
308-870-1406**

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**

125 x 112 (2 Lots)

**Style of Home**

1 1/2 Story

**Age**

1920

**1st Floor Sq. Ft.**

1481

**2nd Floor Sq. Ft.**

256

**Exterior**

Masonite Board

**Roof**

Metal –New in last 5 yrs

**Insulated**

Yes

**Foundation**

Brick & Concrete

**Sprinkler System**

No

**Air Conditioner**

2 Window A/C's

**Paving**

Yes

**Driveway**

Concrete

**Utility Shed**

No

**Type Heat**

Forced gas

**Average Utilities**

\$206.77

**Average Gas**

Unavailable

**Water Heater**

Electric 40 Gal.

**Electrical Box**

Panel, 220 in garage

**Windows**

Storm—New Front Window

**Basement**

Yes—Finished

**Range**

No

**Refrigerator**

No

**Dishwasher**

Yes

**Water Softener**

No

**Disposal**

No

**Fireplace**

Yes—Wood

**Smoke Detector**

Yes

**Possession Date**

Closing Date

**Garage**

2 car detached

