



202 East 3<sup>rd</sup> St.  
Ogallala, NE 69153  
Call: 308.284.2100  
Fax: 308.284.2124  
www.fullerrealty.net



# FULLER & ASSOCIATES REALTY LLC

"We make it happen... You make it home!"

Information believed to be accurate, but not guaranteed



**Address:** 112 W 1<sup>st</sup> St. Oshkosh, NE and W. 2<sup>nd</sup> St. Oshkosh NE

**Price:** \$179,000.

**Legal Description:** Lot 3 BLK 13 Sudman CO Add. Oshkosh, NE and Tax Lot 6 36-17-44 Oshkosh Tax lot

**Bedrooms:** 2 + 2  
Non-conforming

**Baths:** 1 + 1

**Style:**

**Age:** 1963

**Total Sq. Ft.** 2,118

**Main Level:** 1,059

**Upper Level:**

**Lower Level:** 1,059

\*Square footage amounts based on Keith County Assessor's Property cards and have not been verified by Realtor. There is no guarantee of accuracy and all measurements should be verified by buyer prior to purchasing.

Room:	Dimensions:	Level:	Appliances:		Other Info:	
Living Room:	20.2 x 12.5	M	A/C:	Inverter 2020 Heats and air	% Fin. Basement: 90	
Dining Room:	Combined	M	Heat:	baseboard	Porch:	
Kitchen:	15.1 x 12.5		Fire Place:	None	Patio:	
Breakfast:			Refrigerator:	Yes	Deck:	
			Dishwasher:	None	Garage:	24 x 29
Utility Room:	In Bathroom	M & L	Disposal:	None	Garage Type:	Attached
Bedroom 1:	12.10 x 12.6	M	Range:		Garage Opener:	Yes (1)
Bedroom 2:	9.11 x 12.5	M	cooktop:	Yes	Roof:	Metal-2018
Non-Conforming Bedroom 3:	12.1 x 10.4	L	Oven:	Yes	Exterior:	Stucco
Non-Conforming Bedroom 4:	8.6 x 11.7	L	Microwave:	Yes	UGS:	Not working
Family Room:	18.1 x 11.11	L	Carpeting:	Yes	Windows:	
Kitchen/Dinette	23.11 x 12.1	L	Curtains:	Yes	Doors:	
			Washer:	Yes	Taxes:	782 + 332
Full Bath 1:	9.2 x 9	M	Dryer:	Yes	Avg. Util. (Gas):	
¾ Bath 2:	5.11 x 6.10	L	Smoke Det.:	Yes	Avg. Util. (Elec):	All electric
Fruit Room:	12 x 4.6	L	Water Heater:	Electric	Lot Size:	50 x 134
			Water Softener:	None	Zoning:	SF

**Remarks:** This home has much to offer a future home buyer. Main Level living includes kitchen/dining area, spacious and open living room, 2 bedrooms, full bath. Includes all in one washer-dryer that washes and dries in one cycle. Kitchen has an island with electric ceramic cooktop. Lower level has private entrance in garage with a living room, 3/4 bath and a lrg. combined kitchen-dining /laundry area with a fruit room and 2 non-conforming bdrms., great as a mother-in-law suite. Full stucco exterior, freshly painted with 3 newer vinyl front windows and a steel roof. Large privacy fenced backyard.



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*"We make it happen... You make it home!"*

Two car garage plus an added bonus of a metal Cleary building (30 'X 36") built in 2017, on a cement slab and fully insulated, great for all your vehicles and outdoor toys, located on a separate lot. Close to downtown area and minutes to Lake Mac. Lrg. Freezer and piano stay.

**Owner:** Anita L. Schwartz and Carla G. Vanderford

<b>Occupied:</b> No	<b>Renter:</b>	<b>Phone:</b> 308.289.2296
<b>Key:</b> LB	<b>Listing Agent:</b> Cheri Frosh	<b>Listing Date:</b> 7.15.21

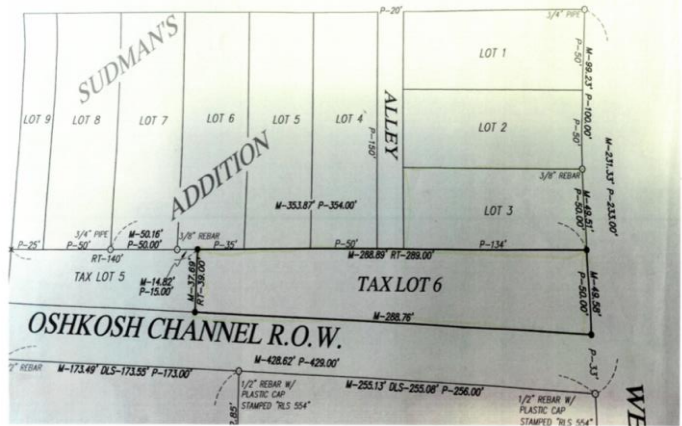
\*\*\*\*\*PLEASE LOCK THE DEADBOLT ONLY!!!!



Cleary 30 x 36 building built in 2017.  
 Double walled, insulated, with plenty of lighting  
 2 (220) electrical outlets, air gauges, insulated door  
 on a large lot. Benches and shelving included.  
 Plenty of room for all your toys.



A SURVEY PLAT OF TAX LOT 6, LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 36, T.17 N., R.44 W. OF THE 6th P.M., GARDEN COUNTY, NEBRASKA



Tax Lot 6 (Cleary Building) and Lot 3 (House)