

*Information believed to be accurate, but not guaranteed*



<b>Address:</b>	<b>120 Road West 80, Ogallala, NE 69153</b>			<b>REDUCED</b>	<b>Price:</b>	<b>\$469,900.</b>	
<b>Legal Description:</b>	TRS 7,8,9 Koenig's Sub 2.99 A. 1-O—16 STR (18 13 38) Ogallala, Keith County, NE 69153						
<b>Bedrooms:</b>	<b>4</b>	<b>Bathrooms:</b>	<b>2</b>	<b>Style:</b>	<b>Split level</b>		<b>Age:</b> <b>1967</b>
<b>Total Sq Ft:</b>	<b>1,976</b>	<b>Main Level</b>	<b>624</b>	<b>Upper Level</b>	<b>676</b>	<b>Lower Level</b>	<b>676</b>

Measurements are approximate, buyer is to verify

Room	Dimensions	Level	Appliances		Other Information	
Living Room	18.9 x 11.3	M	A/C -2017	- Central	Finish Bsmt	
Family Room	11.28 x 17.89	U	Heat Type	Gas	Porch	
Kitchen	11.8 x 11.3	M	Fireplace	Insert	Raised Patio	12 x 14
Breakfast			Refrigerator	Yes	Garage Size	24 x 24
Dining Room	11.8 x 7.5	M	Dishwasher	Not working	Garage Type	Attached
			Disposal	Yes	Garage Openers	Yes
Utility Room		L	Cook top	Yes	Roof Type	Asphalt
			Range Vent	Yes	Roof Age	2017
Bedroom 1	11.4 x 14.7	U	Oven	Yes	Exterior Type	Siding
Bedroom 2	11.42 x 11.4	U	Microwave	None	Sprinkler System	Yes
Bedroom 3	10.17 x 11.15	L			Windows	Yes
Bedroom 4	10.17 x 11.15	L			Doors	
Family Room	20.4 x 14.7	L	Water Heat.	Gas- 2017	Window Coverings	Yes
Bath 1	7.5 x 4.8		Water Soft.	Yes- Own	Taxes	\$3,402.40
Bath 2	10.8 x 6.9	U	RO System	Own	Avg. Utility	
			Smoke Det.	Yes	Avg. Utility	
			CO Detect.	Yes	Lot Size	2.99 A
Leach Field	2012		Septic	NE corner of house	Breezeway	24 x 10

**Remarks:** Rural living, located just minutes from town on 2.99 acres with no covenants. This spacious multilevel home offers 4 bdrms, 2 baths, and a breezeway with att. dbl. garage. Raised patio off the dining area where you can enjoy overlooking the Lake Mac Race track. Main level features a comfortable living room w/fireplace, kitchen, dining & bath. Upper level has a second living room, primary bdrm. bath w/step in tub, and another bdrm. Lower level has a family room, laundry plus 2 bdrms. Lots of storage thru-out this home. This home offers room to grow & memories to be made for its new owners. Three windows in the kitchen and dining area are Bristol windows. A 28x 28 det. Gar. w/ woodburning stove, 37 x 12 building and 35x16 utility building, and covered 3-car carport. Plenty of usable outdoor space to enjoy and store all your toys.

<b>Owner:</b>	<b>Beckius</b>	<b>Occupied:</b>	<b>No</b>	<b>Agent's Cell:</b>	<b>308.289.2296</b>
<b>Key:</b>	<b>CALL - Code</b>	<b>Listing Agent:</b>	<b>Cheri Frosh</b>	<b>Listing Date:</b>	

