FULLER & ASSOCIATES
REALTY LLC

202 East 3rd Street
Ogallala, NE 69153
Call: 308-284-2100
Fax: 308-284-2124
www.fullerrealty.net

EQUAL HOUSING OPPORTUNITY

Information believed to be accurate, but not guaranteed

Address:	**120 Road West 80, Ogallala, NE 69153**			**REDUCED**	**Price:**	**$449,000.**	
Legal Description:	TRS 7,8,9 Koenig's Sub 2.99 A. 1-O—16 STR (18 13 38) Ogallala, Keith County, NE 69153						
Bedrooms:	4	**Bathrooms:**	2	**Style:**	**Split level**	**Age:**	**1967**
Total Sq Ft:	**1,976**	**Main Level**	**624**	**Upper Level**	**676**	**Lower Level**	**676**

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.

Owner:	**Beckius**	**Occupied:**	**No**	**Agent's Cell:**	**308.289.2296**
Key:	**CALL - Code**		**Listing Agent:**	**Cheri Frosh**	**Listing Date:**

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