



202 East 3<sup>rd</sup> St.  
Ogallala, NE 69153  
Call: 308.284.2100  
Fax: 308.284.2124  
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# FULLER & ASSOCIATES REALTY LLC

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Information believed to be accurate, but not guaranteed



**Address:** 1309 East 3rd, Ogallala, NE

**Price:** \$125,000.00

**Legal Description:** Lot 4 Goodrich's Sub Replat of Lots 1,2,3 & 4 of the Replat of Lots 1 & 2, Ogallala, Keith County, NE

**Bedrooms:** 3

**Baths:** 1 + 3/4

**Style:** Modular  
Atlantic 28 x48

**Age:** 2001

**Total Sq. Ft.** 1,188

**Main Level:** 1,188

**Upper Level:**

**Lower Level:**

\*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:   | 17.2 x 12.5  | M      | A/C: Central                   | % Fin. Basement: -----         |
| Dining Room:   |              |        | Heat: Gas                      | Front porch: 8 x 44 composite  |
| Kitchen:       | 11.11 x 17.2 | M      | Fire Place:                    | Patio: Back                    |
| Breakfast:     | combined     |        | Refrigerator: Yes              | Deck: back wooden              |
| Sunroom:       |              |        | Dishwasher: Yes                | Garage: -----                  |
| Utility Room:  | 7.9 x 6.2    | M      | Disposal: Yes                  | Garage Type: -----             |
| Bedroom 1:     | 9 x 8.4      | M      | Range: Yes --2 Yrs.            | Shed: Yes                      |
| Bedroom 2:     | 9.2 x 9.2    |        | Range Hood: Yes                | Roof: Asphalt-NEW 2019         |
| Master Bdrm 3: | 12.7 x 13.11 |        | Oven: Yes                      | Exterior: wood                 |
|                |              |        | Microwave: None                | UGS: Front & Part of back Yard |
|                |              |        | Carpeting: Yes                 | Windows: Yes                   |
|                |              |        | Curtains: Yes                  | Doors: Yes                     |
|                |              |        | Washer: Negot.                 | Taxes: 1,850.16                |
| Bath 1:        | 7.8 x 8.3    | M      | Dryer: Negot.                  | Avg. Util. (Gas): \$60 budget  |
| Master Bath 2: | 12.9 x 5     | M      | Smoke Det. Yes                 | Avg. Util. (Elec): 184.        |
| Bath 3:        |              |        | Water Heater: Electric- 40 gal | Lot Size: 77.12 x 161.42       |
|                |              |        | Water Softener: In crawl Area  | Zoning: R                      |

**Remarks:** This property is a modular-Atlantic home, 3 bdrms and 1 + 3/4 bath. Main bath has Handicap assessable shower. Master bath has double vanity and a garden tub/shower. Large eat-in kitchen with many cabinets. Utility room and mud room . Front covered deck (composite decking) is the full length of the home with a gable roof extended over the deck. Large fenced back yard with a storage shed and plenty of room for a garden. Location that is close to the schools. 2019---has a new roof, 2 new master bdrm windows, 2 new kitchen windows and a new sliding door and new siding in the back. Outside has been repainted in 2020. Seasonal spraying of yard in included.

**Owner:** Lucille J. and John J. Arensdorf

**Occupied:** Yes

**Renter:**

**Phone:** 308.289.2296

**Key:** Lokbox

**Listing Agent:** Cheri Frosh

**Listing Date:** 06.01.2020