



202 East 3<sup>rd</sup> St.  
Ogallala, NE 69153  
Call: 308.284.2100  
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*Information believed to be accurate, but not guaranteed*



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

**Price:** **\$115,900.00**

**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
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: 1,814.68
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:

**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.

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

**Occupied:** Yes

**Renter:**

**Phone:** 308.289.2296

**Key:** Lokbox

**Listing Agent:** Cheri Frosh

**Listing Date:** 02.14.19