



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:** 2035 Linden Street, Sidney, NE 69162-1833 **Price:** \$ 85,000.00  
**Legal Description:** 31-14-49 WEST 40 FEET OF LOT 3 AND EAST 12 FEET OF LOT 4 BLOCK 2  
**Description:** SIDNEY SIMON-HARDY ADDITION, CHEYENNE COUNTY, SIDNEY, NE

**Bedrooms:** 2 **Baths:** 2 **Style:** 100 % 1 Sto **Age:** 1943  
**Total Sq. Ft.** 1451 **Main Level:** 731 **Upper Level:** **Lower Level:** 720

\*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:	11.6 x 16.11	M	A/C:	Central	% Fin. Basement:	95%
Dining Room:			Heat:	Gas	Porch:	Yes
Kitchen:	12 x 8.2	M	Fire Place:		Patio:	Yes
Breakfast:	6 x 6	M	Refrigerator:		Deck:	
Sunroom:			Dishwasher:		Garage:	2 car
Utility Room:	10.10 x 10.2		Disposal:		Garage Type:	Detach
Bedroom 1:	9 x 11.4	M	Range:	Yes	Garage Opener:	Yes
Bedroom 2:	11.4 x 10.9	M	Range Hood:		Roof:	Asphalt
Bedroom 3:			Oven:	Yes	Exterior:	Cement B
*Bedroom 4:			Microwave:		UGS:	
*Bedroom 5:			Carpeting:	Yes	Windows:	Vinyl
Family Room	16.3 x 25.4	L	Curtains:	Yes	Doors:	FG
			Washer:	Yes	Taxes:	2,052.34
Bath 1:	7.9 x 6.1	M	Dryer:	Yes	Avg. Util. (Gas):	
Bath 2:	8.8 x 5.7	L	Smoke Det.:	Yes	Avg. Util. (Elec):	\$94.00
Bath 3:			Water Heater:	Gas	Lot Size:	52 x 132
Cedar Stor	3.7 x 2.9	L	Water Softener:	Yes	Zoning:	SF

A Very nice two bedroom, two bath completely remodeled home. The Seller between 2010-2014 updated with new asphalt roof, new cement board siding, new furnace, water heater and A/C. She also put in new laminate and carpet flooring, complete remodeled bathrooms, ceiling fans, kitchen sink and fixtures, electrical upgrade, garage doors and opener and almost all of the home was repainted. There is a nice sized back yard, with a overhead patio roof and garden shed. Very nice starter or senior home.

**Owner:** Sadie T. Devie/Woelfel

**Occupied:** No **Priced to Sale** **Phone:** 308-464-1122

**Key:** Combo - SD **Listing Agent:** Roger C. Rankin **Listing Date:** 11-27-18