



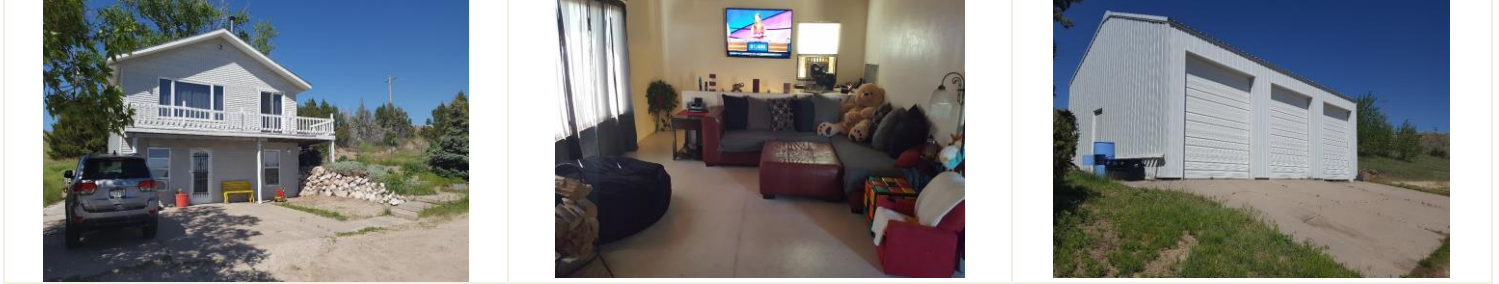
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FULLER & ASSOCIATES REALTY LLC

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Information believed to be accurate, but not guaranteed



Address: 23 AAA Sub., Lewellen, NE 69147

Price: **145,000.00**
REDUCED

Legal Description: Lots 3, 4, 5, and 6 Blk 2 AAA Sub., 1 ABC-2-BC-AH---16 STR (2-15-41) Lewellen, Garden County, NE 69147

Bedrooms: 2+ **Baths:** 1 **Style:** Raised Ranch **Age:** 1982
Total Sq. Ft. 2,240 **Main Level:** 1,120 **Upper Level:** **Lower Level:** 1,120

*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:	23x16	M	A/C:	Window	% Fin. Basement:	Unfinished
Dining Room:	In Kitchen	M	Heat:	Wood burning Stove	Porch:	
Kitchen:	14x13	M	Fire Place:	Stove	Patio: Yes	
Breakfast:			Refrigerator:	Yes	Deck: Yes	
Sunroom:			Dishwasher:	Yes	Garage: 3 Car	
Utility Room:	5x4	M	Disposal:		Garage Type: Detached	
Bedroom 1:	11x14	M	Range:	Yes	Garage Opener: No	
Bedroom 2:	11x11	M	Range Hood:	Yes	Roof: Asphalt	
Bonus Space 1:	10x17	L	Oven:	Yes- Double	Exterior: Vinyl	
Bonus Space 2:	17x8	L	Microwave:	Yes	UGS: No	
Bonus Space 3:	7x38	L	Carpeting:		Windows: Some New	
			Curtains:	Blinds	Doors:	
			Washer:	Yes	Taxes: \$1,732.08	
Bath 1:	8x15	M	Dryer:	Yes	Avg. Util. (Gas):	
Bath 2:			Smoke Det.		Avg. Util. (Elec):	
Bath 3:			Water Heater:	Elec. 50 gal.	Lot Size: 30,000 sq ft	
			Water Softener:		Zoning: SF	

Remarks: Home PLUS 30x40 shop on 4 deeded lots! This property is located on the NW end of Lake McConaughy less than 5 minutes from Cedar View and Marina Landing. This 2 bed, 1 bath home has the potential for more bedrooms for all of your guests. Main level has been recently updated with new drywall and paint. Nice open floorplan with sightlines from the living room to the kitchen. Large living room has vaulted ceilings and walks out to the deck which has great views of Lake McConaughy! This home is ready for your finishing touches. Basement is not finished but framed out. Home sells "As Is". This is a great price for a great house that you could finish to make exactly how you want!!!

Owner: Patricia Michael & Bobby & Andrea Beisner

Occupied: Yes	Renter: No	Phone: 308.289.6222
Key: Call for Apt.	Listing Agent: Megan McGill	Listing Date: 5/24/18