



Address:	312 West C. St. Ogallala, NE 69153 (2 units)					Price:	\$239,000.
Legal Description:	S1/2 Lots 1 & 2 Block 14 Auf. 1 st Add Keith Co. NE						
Bedrooms:	2 each	Bathrooms:	1 each	Style:	Duplex	Age:	1942
Total Sq Ft:	1736	Main Level		Upper Level	868	Lower Level	868

Total sq ft NOT verified by seller agent, buyer advised to verify measurements to guarantee accuracy

Room	Dimensions	Level	Appliances		Other Information	
Living Room 1	22.07x15.11	U	A/C Unit 1	Central	Finish Basement %	
Living Room 2	13.14x12.65	L	Heat Unit 1	Gas	Porch upper 1	19.11x7.1
Kitchen 1	11x12	U	Heat Unit 2	Gas	Entry storage 2	23.14x7.5
Kitchen 2	15.18x15.25	L	Refrigerator	Yes 2	Garage Size	20x14
			Dishwasher	Yes 1	Garage Type	Attach
			Disposal	None	Garage Openers	Yes code
Washer/Dryer	Yes both	U&L	Range	Yes	Roof Type	Asphalt
			Range Vent		Roof Age	
Bedroom 1	12.93x11.07	U	Oven	Yes	Exterior Type	Steel
Bedroom 2	11.11x11.07	U	Microwave	None	Sprinkler System	None
Bedroom 1	13.05x9.11	L	Washer	Yes 2	Windows	
Bedroom 2	11.37x11.13	L	Dryer	Yes 2	Doors	
			Water Heat.	Elec L Gas U	Window Coverings	Yes
Bath Upper	8x4.06	U	Water Soft.	None	Taxes	1396.84
Bath Lower	7.09x6.67	L	RO System	None	Avg. Utility	
			Smoke Det.		Avg. Utility	
			CO Detect.		Lot Size	62.5x100
Remarks: Duplex for sale! Each unit is 2 bed 1 bath, updated floors, paint, countertops. Each unit has own laundry. Steel exterior with gutters and covered soffit and fascia. The lower unit has a large storage area with shelving. The large porch in upper unit also offers extra storage. The extra appliances in the garage are included. HVAC unit 1 in attic. Excellent investment opportunity!						
Owner:	King & Restrepo		Occupied:	No	Agent's Cell:	308-289-5232
Key:	Call for code		Listing Agent:	Tena Most	Listing Date:	4-21-2025