



202 East 3rd 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: 371 Hoven, Sidney Industrial Park, Sidney, NE 69162
Legal Description: Block 371, Sioux Meadows Park S/D Phase 1-Replat in NE 1/4-- 1-14-51 Cheyenne, County, NE (Off I-80 Exit 48 past Sidney, NE)

Bedrooms: 8 - **Baths:** 4 **Style:** Multi-Fam **Age:** 2000
3Units

Total Sq. Ft. 2500 **Main Level:** 1@550 **Upper Level:** **Reduced** **Price:**\$120,000.00
1@525-
1@650

*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:	11.5 x 13.9 x 3	M	A/C:	Central	% Fin. Basement: None
Dining Room:			Elec Heat:	Yes	Porch:
Kitchen:	9.11 x 8.4 x 3	M	Fire Place:		Patio:
Office:			Refrigerator:	Yes	Deck:
Sunroom:			Dishwasher:	Yes	Garage:
Utility Room:			Disposal:		Garage Type:
Bedroom 1:	10.7 x 11.5	M	Range:	Yes	Garage Opener:
Bedroom 2:	9.11 x 9.1	M	Range Hood:		-Roof:
Bedroom 3:			Oven:	Yes	Exterior: Vinyl Sidi
Bedroom 4:			Microwave:	Yes	UGS:
Mechanical:			-Carpeting:	Yes	Windows: Vinyl
Quonset:			Curtains:		Doors: FG
Hay Barn			Washer:		Taxes: 2013.38
Bath 1:	5.1 x 11.5	M	Dryer:		Avg. Util. (Gas):
Bath 2:	5.1 x 11.5 Unit A		Smoke Det.		Avg. Util. (Elec): 150
Bath 3:			Water Heater:	Yes	Lots Size: 10-20,000
Bath 4:			Water Softener:		Zoning: MF
Propane tank:			Water Pur:		
Remarks:	Multi-Family unit containing 3 apartments. Unit A has 4 bedrooms and 2 bath, Unit B & C are 2 Bedrooms & 1 Bath. Rentals have been good with Owner - Manager. Please call Roger for information and access details. Sales Agent Bonus				
Owner:	Scrambled Eggs & Bacon, LLC- Julie Hockley- President				
Occupied:	Yes	Renter:	3 units Rented	Phone:	308-464-1122
Key:	Call Roger	Listing Agent:	Roger C. Rankin	Reduced Date:	09/23/2019



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