

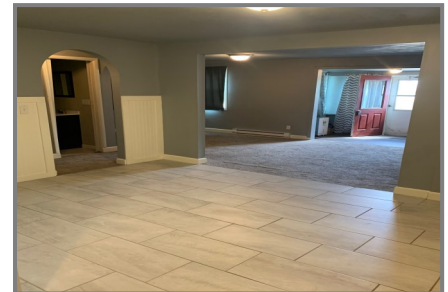


202 East 3rd Street
Ogallala, NE 69153
Call: 308.284.2100
Fax: 308.284.2124
www.fullerrealty.net



"We make it happen... You make it home!"

Information believed to be accurate, but not guaranteed



Address : 416 Linnell, Brule NE 69127

Price: \$84,750.

Legal Description: Lot 5 Blk 31 O.T. Brule NE 69127

Bedrooms: 1 Baths: 1 Style: Bungalow Age: 1952
Total Sq. Ft.: 1,296 Main Level: 826 Upper Level: Lower Level: 470

Square footage based on Keith County Assessor's website and has not been verified by Realtor. Buyers are advised to verify all measurements to guarantee accuracy.

Room	Dimensions	Level	Appliances		Other Info:	
Living Room	19.2 x 9.7	M	A/C	Window	Finished Basement	60%
Dining Room			Heat	Elec. BB	Porch front enclosed	12 x 8
Kitchen	14.11 x 19.9	M	Fire Place	None	Patio	
Breakfast	Eat -In		Refrigerator	Yes	Deck	
Utility room	11.10 x 9.5	L	Dishwasher	Yes	Garage	24 x 12
Sunroom			Disposal	No	Garage Type	Detached-dirt floor
Bedroom 1	9.6 x 13.3	M	Range	Yes	Garage Opener	No
Bedroom 2			Range Vent	---	Roof	Asphalt 3 yrs
Bedroom 3			Oven	Yes	Exterior	Vinyl- 2-3 Yrs
Bedroom 4			Microwave	Yes	Sprinklers	None
Family Room	9.4 x 18.2	L	Carpet	Yes	Windows	New 2-3 yrs.
Mud Room			Window Coverings	Yes	Doors	
Bath 1	6 x 5.10	M	Washer	Yes	Taxes	\$467.36
Bath 2			Dryer	Yes	Avg. Utility	
Bath 3			Smoke Det.	Yes	Avg. Utility	
			Water Heater	Elec. 40 Gal	Lot Size	50 x 125
			Water Softener	No	Zoning	
			Co2 Det	Yes	Carpport	Yes Metal
Remarks:	Cute home with many updates. Some of the improvements in the last 3 yrs. have been the siding, windows, roof, carpeting and a new fence . On the main floor is 1 bdrm with an eat-in kitchen, full bath and a living room, and a sunny front enclosed porch. The bsmt. has a family room , utility room with washer and Dryer. Large corner lot and big backyard with privacy fencing. Detached 24 x 12 detached gar. with dirt flooring. Great starter home or possible investment property.					
Owner David W. & Kristyn B. Safford	Occupied NO		Agent's Cell 308.289.2296			
Key Lok box—front door—	Listing Agent Cheri Frosh		Listing Date:			