

FULLER & ASSOCIATES REALTY, LLC

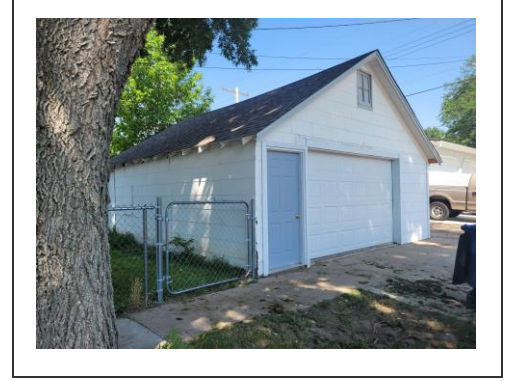
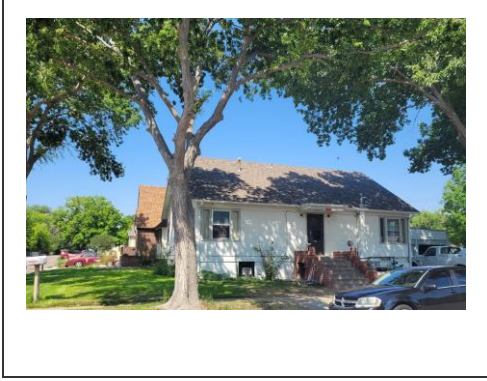
202 East 3rd Street

Office: (308) 284-2100 Fax: (308) 284-2124

Information believed to be accurate, but not guaranteed



Investment Property \$139,000.



701 West 7th St. Ogallala, NE 69153

LOT 10 BLK 43 SEARLE'S 3RD ADD Keith Co. NE

4 units in the house, all currently rented.

2 car attached garage is used by basement apartment tenants.

Extra garage has been rented for \$80.00 month

Apt 1 and 2 main level, both measure: kitchen 10x9, living room 17x11, bedroom 9x13, bath 7.07x5

Apt 3 top level, kitchen living area 17x17, bedroom 15x16, bath 5x8

Apt 4 lower level, kitchen 11x15, living room 15x15, bedroom 1 11x12, bedroom 2 11x11.13, bedroom 3/office 12x9, bath 4x7

Apt 1, 2, 3 rented \$400.00 month, lease in place unit 1 only. Apt 4 rents \$550.00 month.
All tenants pay electricity for own unit. Landlord pays trash and water. Taxes \$1440.58 2020

New roof 2019. Fenced yard around extra garage. Corner lot. Refrigerators and stoves owned by landlord, washer dryer in apt 4 owned by tenants. Please give 24-hour notice to show!

AS IS CLAUSE: This property is being sold "where is, as is" with no warranties or guarantees given or implied by Seller or Seller's Agent involved in this transaction. Any inspections done by Buyer are for informational purposes only.

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