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Address: 77035 Road 322 Brule, NE 69127

Price: \$269,000.

Legal Description: 24-12-40 PT SW1/4 11.29 Acres PERKINS Co.

Bedrooms: 4 **Baths:** 2+ **Style:** Ranch **Age:** 1996
Total Sq. Ft. 3326 **Main Level:** 1819 **Upper Level:** **Lower Level:** 1507

Square footage is based on Perkins County Assessor's site 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:	11.10x21.09	M	A/C:	Central	% Fin. Basement: 90%
Dining Room:	11.04x12.07	M	Heat:	FAGas	Porch:
Kitchen:	10.10x11	M	Fire Place:	Pellet Stove	Patio: Yes
Breakfast:			Refrigerator:	Stainless-New	Deck: 2 yes
Sunroom:			Dishwasher:	Yes	Garage: 36x40
Lndry/Storage	21.04x12.02	M	Disposal:		Garage Type: Att.
Master Suite:	20.08x12.09	M	Range:	Yes	Garage Opener: Yes
Bedroom 2:	12.10x11	M	Range Hood:	Yes	Roof: Asph
Bedroom 3:	9.08x12.10	M	Oven:	Yes Dbl	Exterior: Colorlok
Bedroom 4:	12.11x12.07	L	Microwave:		UGS: Yes
Bedroom 5:			Carpeting:	Yes	Windows: New
Family room:	24.10x22.02	L	Curtains:	Yes	Doors: New
Store room:	24x15	L	Washer:		Taxes: 1308.74
Master bath:	7.02x15.05	M	Dryer:		Avg. Util. (Gas): Propane
Bath 2:	9.03x4.11	M	Smoke Det.	Yes	Avg. Util. (Elec):
Bath 3:	Partial	L	Water Heater:	Elec.	Lot Size: 11.29 Ac.
Walk in closet	Master	M	Water Softener:	Yes	Zoning: Agric.
Trash Svc.	Waste Connect	Free	NEW WELL	2013	500 gal propane owned

Remarks: Beautiful property in the country with so many updates! Large open living areas. Main level laundry with extra storage/pantry space. New decks front and back. New roof, soffit, siding, gutters. New 3 car attached insulated 36 x 40 garage with pass through door and 3 walk through doors! New windows with exception of 1 in the living room. New flooring and paint. Large master suite with barn doors that lead into the walk in closet, master bath features large tiled step in shower plus a tub and double vanity. 2nd bath is updated. The large finished basement is a must see! In basement storeroom is a toilet and sink, finish into a 3rd full bath! From Ogallala South on Hiway 61 to Road 770, go 6 miles west to Road 322, turn north it's right there!

Owner: Brueggeman, Dale and Tracie

Occupied: Yes	Renter:	Tena' Cell: 308-289-5232
Key: Call	Listing Agent: Tena Most	Listing Date: 12-20-2019