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FULLER & ASSOCIATES REALTY LLC

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Information believed to be accurate, but not guaranteed



Address: 8 Hooks, Brule, NE 69127

Price: **\$95,000.**

Legal Description: 1970 Great Northern 12x47 (IOLL) Lot 8 Hooks (25-15-40) Keith County, NE

Bedrooms: 2

Baths: 1

Style: Mobile

Age: 1970

Total Sq. Ft. 564

Main Level: 564

Upper Level:

Lower Level:

*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:	10.9 x 11.33	M	A/C:	Swamp Cooler	% Fin. Basement:
			Heat:	Propane	Car Port:
Kitchen:	10.7 x 11.33	M	Fire Place:		Patio:
			Refrigerator:	Yes	Deck:
			Dishwasher:	Yes	Garage:
			Disposal:		Garage Type:
Bedroom 1:	8.53 x 7.82	M	Range:	Gas	Garage Opener:
Bedroom 2:	8.84 x 11.32	M	Range Hood:		Roof:
			Oven:	Gas	Exterior:
			Microwave:	Yes	UGS:
			Carpeting:	Yes	Windows:
			Curtains:		Doors:
			Washer:	Yes	Taxes:
Bath & Laundry:	6.53 x 8.65	M	Dryer:	Yes	Avg. Util. (Gas):
			Smoke Det.:	Yes	Avg. Util. (Elec):
Storage Shed:	Yes		Water Heater:	Propane	Lot Size:
			Water Softener:		Zoning:

Remarks: Great lake getaway. Located near Vans Lakeview and Hooks Bar and Grill on the south side of Lake McConaughy. The home sells fully furnished minus the gas grill, TV in LV room, "chicken" dishes, folding/lawn chairs, queen air mattress, personal items. Nice flooring! Updates include: Outdoor building 2021-12x 30, swamp cooler pump and filters replaced this year, copper plumbing replaced with pex, outdoor shower added. There is a carport attached to the south side of the cabin along with a storage shed. The stove and water heater run off propane. The lot lease \$2500 a year due March 15, plus a utility charge once a year for water/trash/electric. The office has a copy of the current lease.

Owner: Jackson, Ron and Jeanne

Occupied: Sometimes

Renter: No

Phone: 308-289-5232

Key: LB

Listing Agent: Tena Most

Listing Date: 7/26-24