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Information believed to be accurate, but not guaranteed



Address: 8 Hooks, Brule, NE 69127

Price: **\$70,000.00 Reduced**

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	Porch:
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 little, recently remodeled lake getaway. Located near Vans Lakeview and Hooks Bar and Grill on the south side of Lake McConaughy. This mobile home has 2 bedrooms, 1 bathroom with a kitchen and living room. The home sells fully furnished! Updates include all new exterior paint last year, new flooring, interior paint and new ceiling. Newer roof! There is a carport attached to the south side of the cabin along with a storage shed. The cabin also features a fire ring and sitting area. The cabin is cooled by a swamp cooler, the stove and water heater run off propane. The lot lease was \$1550 a year, \$50 for trash, plus electricity which is dependent on usage throughout the year. Potential buyers must contact lot owner prior to the exchange of property. The office has a copy of the current lease.

Owner: Kelsey & Sara Cottrell

Occupied: Sometimes

Renter: No

Phone: 308-289-6222

Key: LB

Listing Agent: Megan McGill

Listing Date: 7/23/21