



100 North Spruce Street
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Address: 816 & 824 East Third Street, Ogallala, NE 69153 **REDUCED Price: \$65,000.00**

Legal Description: W 1/2 LTS 9 & 10 Blk 1 Krueger's Sub & E 1/2 LT 10 Blk 1 Krueger's Sub, Ogallala, Keith County, NE (Two Houses – 816 East Third has lower level Apt)

Bedrooms: 3 **Baths:** 1 **Style:** One Story **Age:** 1950
Total Sq. Ft. 2296 **Main Level:** 1148 **Upper Level:** **Lower Level:** 1148

Room:	Dimensions:	Level:	Appliances:	Other Info:
Living Room:	16.8 x 12.7	M	A/C:	% Fin. Basement: No
Dining Room:			Heat: 2 Wall- Gas	Porch: Yes
Kitchen:	9.10 x 10.5	M	Fire Place:	Patio:
Breakfast:	9.10 X 7.6	M	Refrigerator:	Deck:
Sunroom:			Dishwasher:	Garage: 1
Utility Room:			Disposal:	Garage Type: Detatch
Bedroom 1:	9.10 x 12.1	M	Range:	Garage Opener:
Bedroom 2:	12.2 x 15.9	M	Range Hood:	Roof: Asphalt
Bedroom 3:	11.2 x 12.8	M	Oven:	Exterior: Siding
Bedroom 4:			Microwave:	UGS:
Bedroom 5:			Carpeting: Yes	Windows: Wood
			Curtains:	Doors: Metal
			Washer:	Taxes: 1,367
Bath 1:	4.10 x 9.11	M	Dryer:	Avg. Util. (Gas):
Bath 2:			Smoke Det. Yes	Avg. Util. (Elec):
Bath 3:			Water Heater: Yes	Lot Size: 63 x 114
			Water Softener:	Zoning: MF

Remarks: Estate is selling both properties "AS IS".. The Subject (816) has three bedrooms, 1 bath, living room, kitchen and breakfast area which also had connections for washer & dryer on the main floor. There is a metal single car detached garage. The Subject has an unfinished basement. The same house also has an Apt with bath, and two bedrooms. The property listed as 824 East Third according to the owner needs to be torn down. The keys for 824; Apt at 816 and garage at 816 are at Fuller Realty. **This property is a bargain at this price -**
 Good rental property potential with some TLC.

Owner: Bayer Estate

Occupied: Vacant	Renter:	Phone: 308-464-1122
Key: Combo-for 816	Listing Agent: Roger C. Rankin	Listing Date: 05-02-18