

SWEET HOME!



309 Nebraska Street
\$59,000

MAIN LEVEL

716 square feet

LIVING ROOM: hardwood floors, original wall sconces

WEST BEDROOM: hardwood floors, closet

KITCHEN: painted wood cabinets, stove and refrigerator included (represented in "AS-IS" condition)

BATH: tub/shower, stool, vanity with sink

HALL: linen storage

EAST BEDROOM: hardwood floors, closet

LOWER LEVEL

624 square feet

UNFINISHED: washer and dryer hookups

BUILT: 1930's

LOT SIZE: 58' x 100'

2008 TAXES: \$872.66

HEAT: Gas Forced Air

AIR CONDITIONING: Central

UTILITY: Fuse Box

ROOF: Asphalt Shingles

SIDING: Permanent Steel Siding

WINDOWS: Wood Double Hung

FOUNDATION: Clay Tile

DETACHED 1-CAR GARAGE: 24' x 14', electric door opener, pedestrian door to side



ADDITIONAL INFORMATION

- One car attached garage with electric opener
- Currently is rented on a month to month lease for \$425/month. Tenant is responsible for all utilities, lawn care, and snow removal. Tenant is willing to vacate with a 30 day notice.

Information herein deemed reliable, but not guaranteed.



Amy S. Schweers

Real Estate Broker

(402) 375-2134 office

(402) 833-8038 cell

(402) 375-5482 home

amy@propertyexchangepartners.com



112 W. 2nd Street • Wayne, NE 68787

(402) 375-2134 • (800) 457-2134