

**Todd Realty**  
**402-494-3075**

Prepared for:

**Buyer**

August 1, 2009

Prepared by:

**Todd Realty Broker**

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**Address:** 1118 B  
 So. Sioux City, NE 68776

**List Price:** \$49,000  
**Listing #:** 0901652

**Style:** Ranch  
**Ownership:** Single Family

**Status/Cont:** Active/None  
**MLS Area:** Nebraska

**Total Bdrms:** 1  
**Total Baths:** 1

Good started or investment property, Extra lot to the south is included

**Comments:** Owner is related to Listing Agent.

**Residence Information**

**Amenities**

Yr Built: <b>1950</b>	Basement: <b>None</b>
Occupant: <b>Vacant</b>	Walk-Out: <b>No</b>
Roof: <b>Shingle</b>	AC Type: <b>Central</b>
Exterior: <b>Stucco</b>	Heat Type: <b>Forced Air</b>
Trim Type: <b>Painted</b>	Water Softener: <b>None</b>
SqFt, Abv Grd: <b>0</b>	Garage Type: <b>Detached</b>
SqFt, Main: <b>780</b>	Garage Stalls: <b>2</b>
SqFt, Blw Grd: <b>0</b>	Garage SF: <b>576</b>
Total SqFt: <b>780</b>	Driveway: <b>Crushed Rock</b>
Fireplaces:	Avg. Utilities:
Fireplace Fuel:	Assc Fee:

**Fenced Yard, Oversized garage, Smoke Detector, Storage Shed**

Included: **Stove, Refrigerator, Window Treatments**  
 Not Included:

**Rooms**

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	14x12	
Main Floor	Dining	14x12	
Main Floor	Kitchen	11x9	
Main Floor	Full Bath	7x5	
Main Floor	Bedroom	12x12	

**Property Information**

**Property Features**

Acres: <b>.23</b>	Total Taxes: <b>1097</b>
Lot Size: <b>10080</b>	Tax Class:
Frontage Ft: <b>84</b>	Tax Year: <b>2008</b>
Depth Ft: <b>120</b>	Assmts:
Elem Sch: <b>Harney</b>	Water Type: <b>City</b>
Mdl/JH School: <b>S Sioux City Middle</b>	Sewer Type: <b>City</b>
High: <b>S Sioux City High</b>	Fuel Type: <b>Natural Gas</b>
Region: <b>So. Sioux City</b>	Flood:
S-T-R: <b>--</b>	Zoning:
Possession: <b>Close</b>	Plat:
Terms:	Parcel: <b>220039666&amp;220039747</b>
Abstract Loc:	Latitude:
Assessed Value: <b>\$41,420</b>	Longitude:

**Fenced Yard**

Legal Desc: **Lots 5 & 6, Block 46 Joy Place Addition**

*These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.*

**Pictures**

