

**Todd Realty**  
402-494-3075

Prepared for:  
**Buyer**

October 21, 2008

Prepared by:  
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**Address:** 309 Howard  
Homer, NE 68039

**List Price:** \$129,000  
**Listing #:** 0801513

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

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

**Total Bdrms:** 3  
**Total Baths:** 2

THIS PRICE HAS BEEN DRASTICALLY REDUCED. OWNER HAS MOVED TO NEW HOME.

Spotless, extra nice 3 bedroom with finished basement. parklike back yard. This home is better than new.

**Comments:** New items-Roof,soffits, gutters, leafgard,frig, stove, dishwasher,laminate floors, bsement bath.

Custom made window covers.

**Residence Information**

Yr Built:	<b>1978</b>	Basement:	<b>Finished</b>
Occupant:	<b>Vacant</b>	Walk-Out:	<b>No</b>
Roof:	<b>Shingle</b>	AC Type:	<b>Heat Pump</b>
Exterior:	<b>Other</b>	Heat Type:	<b>Forced Air</b>
Trim Type:	<b>Other</b>	Water:	<b>Not included</b>
SqFt, Above:	<b>1196</b>	Garage Type:	<b>Attached</b>
SqFt, Main:	<b>1196</b>	Garage Stalls:	<b>2</b>
SqFt, Below:	<b>990</b>	Garage SF:	<b>676</b>
Total SqFt:	<b>2186</b>	Driveway:	<b>Concrete</b>
Fireplaces:		Avg. Utilities:	<b>\$240</b>
Fireplace:		Assc Fee:	
Included:	<b>appliances, window covers</b>		
Not Included:			

**Amenities**

**Fenced Yard**  
**Garage Door Opener**  
**Landscaping**  
**Main Floor Laundry**

**Rooms**

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	12x20	
Main Floor	Full Bath	8x9	
Main Floor	Bedroom	12x13	
Main Floor	Bedroom	9x11	
Main Floor	Bedroom	9x11	
Main Floor	Laundry	6x12	wood laminate floor
Main Floor	Kitchen	9x10	wood laminate floor, new appliances
Basement	3/4 Bath	8x8	
Main Floor	Dining	9x12	wood laminate floor
Basement	Family Room	12x27	Professionally done
Basement	Other	12x12	office or exercise room
Basement	Bedroom	12x13	

**Property Information**

Acres:	<b>.24</b>	Total Taxes:	<b>1756</b>
Lot Size:	<b>10406</b>	Tax Class:	
Frontage Ft.:	<b>86</b>	Tax Year:	<b>2007</b>
Depth Ft.:	<b>121</b>	Assmts:	
Elem Sch:	<b>Homer</b>	Water Type:	<b>City</b>
Mdl/JH School:	<b>Homer</b>	Sewer Type:	<b>City</b>
High:	<b>Homer</b>	Fuel Type:	<b>Natural Gas</b>
Region:	<b>Surrounding Areas/Other</b>	Flood:	<b>Not Required</b>
S-T-R:	<b>--</b>	Zoning:	
Possession:	<b>close</b>	Plat:	
Terms:		Parcel:	<b>220006733</b>
Abstract Loc.:	<b>Other</b>	Latitude:	
Assessed	<b>\$85,665</b>	Longitude:	
Legal	<b>Lot 1, Schroeder Valley Addition, Home, Dakota County, Nebraska</b>		

**Property Features**

**Pictures**

