

Todd Realty
402-494-3075

Prepared for:
Buyer
April 17, 2008

Prepared by:
Todd Realty Broker
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Address: **58820 859th Rd**
Emerson, NE 68733

List Price: **\$74,950**
Listing #: **0800646**

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

Status: **Active**
MLS Area: **Nebraska**

Total Bdrms: **2**
Total Baths: **1**

2.75 acres in rural setting with outbuildings. Great starter home with room to grow.

Comments **On bus route, 1 mile+ off Highway, well kept 2 BR with new deck, fresh paint. 30X50 Metal building and storage building.**

Residence Information

Yr Built:		Basement:	Partial
Occupant:	Vacant	Walk-Out:	No
Roof:	Shingle	AC Type:	Window
Exterior:	Vinyl	Heat Type:	Forced Air
Trim Type:	Other	Water	None
Above Grade	914	Garage Type:	None
Main Sq. Ft.:	914	Garage Stalls:	
Below Grade		Garage SF:	
Total Sq. Ft.:	914	Driveway:	
Fireplaces:		Avg. Utilities:	
Fireplace		Assc Fee:	
Included:	refrigerator, stove, window covering, window airconditioner		
Not Included:			

Amenities

Built Ins
Deck
Eat-In Kitchen
Smoke Detector
Storage Shed
Workshop

Rooms

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	Living	13X19	2 closets, new carpet
Main Floor	Kitchen	13X10	Eat in, new flooring
Main Floor	Bedroom	11X8	New carpet, No closet
Main Floor	Bedroom	13X11	New carpet, no closet
Main Floor	Full Bath	8X7	updated
Main Floor	Family Room	13X18	New carpet, patio doors, cedar closet

Property Information

Acres:	2.75	Total Taxes:	870
Lot Size:		Tax	
Frontage Ft.:		Tax Year:	
Depth Ft.:		Assmts:	None
Elem Sch:	Emerson-Hubbard	Water Type:	Private Well
Mdl/JH School:	Emerson-Hubbard	Sewer Type:	Septic
Senior High	Emerson-Hubbard	Fuel Type:	Propane
Region:	Surrounding Areas/Other	Flood:	
S-T-R:	--	Zoning:	
Possession:		Plat:	
Terms:	Cash	Parcel:	19084
Abstract Loc.:	Other	Latitude:	
Assessed		Longitude:	
Legal	Tax Lot 1, 31-27-6, Dixon Co., NE		

Property Features

Garden
Trees

Pictures

