

HOME FOR SALE!

Information secured from sources deemed reliable, but cannot be guaranteed.



945 S. 11th. Street, Albion, NE 68620

Beautiful ranch style home ready to move into! Roofing updated in 2004! Brick & vinyl exterior siding. This home has hardwood floors under carpet, a spacious kitchen , living & dining room, main floor laundry, 3 bedrooms, basement & spacious backyard!

GENERAL LISTING INFORMATION:

LOT: 97' x 107' **AGE:** 1963 **2010 REAL ESTATE TAXES:** \$1667.72- \$68.22=\$1,599.50
BEDROOMS: 3 **BATHS:** 1 & 3/4 in basement **BASEMENT:** Yes, finished rec room, study, bedroom , bath. **SQ FEET:** 1610 main level. **SQ. FEET BASEMENT:** 1400 **GARAGE:** 22' X 12' . Home has gas heating & central air. **LEGAL DESCRIPTION:** A Fraction of the Southeast Quarter of Section 21, Township 20 North Range 6 West of the 6th. P.M., in Albion, Nebraska, described as follows: Commencing Seventy-eight (78) rods West & Two Hundred Twenty-three (223) feet North of the Southeast corner of said quarter section, running thence North one-hundred seven (107) feet, thence East ninety-seven (97) feet; thence South one-hundred-seven (107) feet; thence West Ninety-seven (97) feet to the place of beginning.

LIST PRICE: \$130,000.00 new reduced price effective 3-11-2011!

RESIDENCE FEATURES:

Roofing completed in 2004! Conveniently arranged home with 3 main level bedrooms! Kitchen cabinets & storage areas are plentiful! Utility Costs: Gas Avg. \$106.00 & Electric. Avg.: \$62.00. **Appliances & items to stay:** 2 refrigerators, Range & Hood, Freezer, electric garage door opener-new in 2005, & interior window treatments.

ROOMS & DIMENSIONS:

ROOM	L X W	LEVEL
LIVING:	23'8" X 13'6"	1
DINING:	21'3" X 10'	1
KITCHEN:	21'4" X 9'6"	1
LAUNDRY:	9' X 6'9"	1
BATH:	8' X 7'8"	1
MAIN BEDROOM:	13'2" X 12'5"	1
BEDROOM:	12'5" X 11'2"	1
BEDROOM:	11'7" X 10'4"	1
REC ROOM:	23'7" X 10'7"	B
DEN/ OFFICE:	22'8" X 12'7"	B
BEDROOM:	13'4" X 10'	B
BATH:	7'10" X 5'	B
SHOWER:	5'3" X 4'8"	B

NOTE: All room measurements are approximate. Room sizes only to give approximate dimension. See " Seller Property Condition Disclosure Statement " for additional information. Information contained herein is not warranted by listing company. Buyer should independently conduct their own investigation of the property. Schmadeke Inc. real estate agents are acting as Seller Limited Agents. Buyer will be considered a customer

FOR MORE INFORMATION OR TO BOOK A SHOWING---CALL: SCHMADEKE Inc. REAL ESTATE (402) 395-2103 315 W. CHURCH STREET, ALBION, NE 68620

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