

NEW LISTING!

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



1130 S. 3rd. Avenue, Albion, NE

12 year old Heritage home on 1.85 acres in city limits! 3 main level bedrooms, kitchen/dining combo, 2 main level baths, laundry room off kitchen, lower level has large family/ rec room, 1 bedroom, den/office & ¾ bath!

GENERAL LISTING INFORMATION: LOT: 488' x 1654 ft. more or less. **BEDROOMS: 3 MAIN LEVEL, + 1 IN LOWER LEVEL. Den/office in lower level. BATHS: 1 FULL & TWO ¾ BATHS.** .Bi-Level **SQ Feet:** 1512 more or less **Lower Level** has 1458 more or less sq. feet. **Attached Garage:** 728 Sq. Feet **Elect. MO Avg.** \$126.00 2009 Real Estate Taxes: \$2075.66-\$86.30 credit = \$1,989.36 **LEGAL DESCRIPTION:** A Tract of land located in the Northwest Quarter (NW1/4) of Section Twenty-seven (27), Township Twenty (20) North Range Six (6) West of the 6th. P.M., Boone County, NE, and described as follows: Commencing at the Northwest Corner of said NW ¼ ; thence on an assumed bearing of N 90 00'00"E, and on the North line of said NW ¼ , 961 feet; thence S0'00'00"E, 165.00 feet; thence S90'00'00"W 70.00 feet; thence S0'00'00"E, 139 feet to the point of beginning; thence continuing S0'00'00"E, 488.00 feet, thence S90'00'00"E, 165.00 feet; thence N0'00'00"E, 488.00 feet; thence N90'00'00"W, 165 feet to the point of beginning, said tract of land contains 1.85 acres more or less.

LIST PRICE: \$175,000.00 please allow 12-24 hours notice to view

RESIDENCE INFORMATION: Dishwasher, Range & Microwave will stay. Interior window treatments to stay. Detached shop/garage building. Lennox furnace is 3.5 years old & there is a heat pump. Unfinished storage room in lower level.

ROOMS & DIMENSIONS:

Room	L. x W.	level
Kitchen/Dining:	20' x 13'3"	1
Living:	18' x 13'3"	1
Laundry/mud room:	13'6" x 5'	1
Bath:	8'2" x 5'5"	1
Main Bedroom:	16' x 13'4" + WI CL. & Lin. CL	1
Main Bedroom ¾ bath:	11'7" x 4'8"	1
Bedroom:	13'4" x 12'2" + CL	1
Bedroom:	12'6" x 10' + CL	1
Family/Rec Room:	25' x 12'9" + 18' x 12'	LL
Bedroom:	12' x 11'8" + CL	LL
Den/Office:	12'10" x 8'6"	LL
¾ Bath:	11'7" x 8'	LL

Note: All room measurements are approximate. Room sizes listed only to give approximate dimension. See "Seller Property Condition Disclosure Statement" for additional information. Schmadeke Inc. Real Estate Agents are acting as Seller limited agents. Buyer will be considered a customer.

Information contained herein is believed to be accurate, but cannot be guaranteed. Call: Schmadeke Inc. Real Estate to arrange a viewing! (402) 395-2103

Ralph Schmadeke, Broker Debbie Schmadeke Assoc. Broker Sara Sears, Sales
Cell: 402-741-0215 Cell: 402-741-1363 Cell: 1-402-649-5423