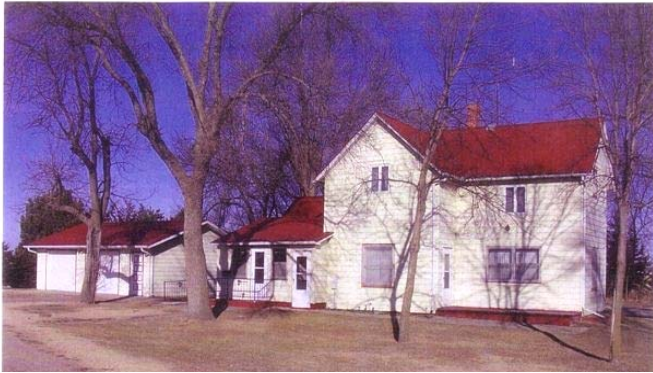


**NEW LISTING!**

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



**3397 170<sup>th</sup>. Avenue, Cedar Rapids, NE**

1.52 acres. This 3 bedroom home offers a lot of storage! Move in ready, & classic woodwork! Some new windows. No maintenance steel roof!

**GENERAL LISTING INFORMATION:** 2009 Real Estate Taxes: \$881.59-\$42.93 exemption=\$838.66 Age: 1898 SQ Feet: 992. main level, 672 upper level, & 400 sq. feet unfinished basement. Detached Garage: 24' x 32' **Legal Description:** Fraction of the SE1/4 of Section 31, Township 19 North, Range 7 West of the 6<sup>th</sup>. P.M., Boone County, Nebraska, legally described as follows: Beginning at the Southeast corner of said SE1/4 and assuming the south line of SE1/4 to have a bearing N90o00'00"W; thence N90o00'00"W; and on the south line of said SE1/4 , 234.96 feet, to a 3/4"rebar cap; thence N39o43'46"E, 232.25 feet to a 3/4"rebar w/cap on the east line of said SE1/4 ; thence S00o15'11"W, and on the East line of said SE1/4 , 282.64 feet to the point of beginning and containing 1.52 acres more or less of which 0.37 of an acre more or less is occupied by county road right- of- way.

**LIST PRICE: \$60,000.00**

**RESIDENCE INFORMATION:** Washer, Dryer, range oven & window coverings to stay. Propane heat. Private well & septic. Basement has a small room & a 3/4 bath.

**ROOMS & DIMENSIONS:**

ROOM	L. X W.	LEVEL
Living:	15' x 15'6"	1
Dining:	15' x 12'	1
Kitchen:	12' x 11'	1
Bath: shower only	15' x 8'	1
Bedroom:	11' x 9'	2
Bedroom:	15' x 16'	2
Bedroom:	13' x 9'	2
Porch:	9' x 12'6"	1

Call: **Schmadeke Inc. Real Estate** (402) 395-2103 to make an appointment to view!

Listing Agent: **Sara Sears** cell: 1-402-649-5423

Ralph Schmadeke, Broker: cell 402-741-0215 Debbie Schmadeke, Assoc. Broker: Cell 402-741-1363

Note: All room measurements are approximate. Room sizes listed only to give approximate dimension. See "Seller Property Condition Disclosure Statement" for additional information .Information contained herein is not warranted by the listing company. Property selling in as is condition. Schmadeke Inc. Real Estate agents are acting as Seller limited Agents. Buyer will be considered a customer.