

**NEW LISTING!**

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



**123 W. Park, Albion, NE**

**3 bedrooms, nice kitchen, spacious living & dining rooms, , family/dining room off kitchen , laundry room & 2 baths all on the main level! Very nice floorplan! Basement has a den/office, rec room, family room with kitchen area, ¾ bath, computer room, & storage area! New roofing shingles in 2009! Underground sprinklers & nice covered deck!!**

**GENERAL LISTING INFORMATION:** Age: 1985/86 Westland Home **SQ. Feet:** 1,536 main level. **Basement:** 1536, **Garage:** 2 car attached 24' x 24' **Lot:** 132' x 68.75 subject to perpetual easement. **Electric:** \$82.00 12 mo. avg. **Nat'l Gas:** \$78.00 12 mo. avg. 2009 Real Estate Taxes: \$1,704.49

**LEGAL DESCRIPTION:** Lot Five (5) Block Thirty-Nine (39), Mansfield's Ninth Addition to Albion, Boone County, Nebraska subject to a perpetual easement on the East 18 ft. of said lot recorded in Misc. Book 27, page 10, dated October 17, 1985.

**LIST PRICE: \$ \$129,900.00 new reduced price effective 7-14-2010**

Tenant occupied. 24 hrs. notice to view.

**RESIDENCE FEATURES:** Conveniently arranged home has new roofing & gutters in 2009, new blinds & ceiling fans in living & dining room., & new blinds in both baths. New water heater. Dishwasher, Microwave & interior window treatments to stay. Nice backyard utility shed.

**ROOMS & DIMENSIONS:**

ROOM	L X W	LEVEL
LIVING:	21' X 12'	1
KITCHEN/FAMILY:	27'6" X 11'6"	1
DINING:	11'6" X 11'3"	1
LAUNDRY:	11'5" X 5'8" + CLOSET	1
BATH:	8' X 5' TUB /SHOWER	1
M. BEDROOM:	14'4" X 11'4"	1
M. BATH/CLOSET	11'6" X 10'	1
BEDROOM:	11'4" X 11' + CLOSET	1
BEDROOM:	11'4" X 11' + CLOSET	1

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 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 make an appointment to view! **(402) 395-2103**

Ralph Schmadeke, GRI, Broker,  
Cell: 402-741-0215

Debbie Schmadeke, GRI, CRS, Assoc. Broker  
CELL; 402- 741-1363

Sara Sears, Sales  
Cell: 1-402- 649-5423