

# FOR SALE



**ADDRESS:** 211 North 1st Street, Newman Grove, Nebraska

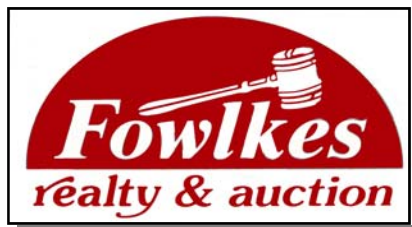
**General Information:** Well-built, well-arranged, 2 bedroom ranch style home. Built in 1977, this one owner, all-electric home has approximately 1,234 square feet of living area. The home has a big living room with fireplace, a large dining room with patio doors to the back patio, a good-size kitchen that is open to the dining room and living room. The balance of the floor plan has a big master bedroom, a second bedroom with his and hers closets, a main bath, and last a laundry room and 1/2 bath combination. The full-size basement has a huge 14 x 30 family room area and lots of storage rooms and space including a big storm room and/or storage for garden goods. Finally this attractive looking home has an attached single car garage, and a great location with countryside views and a short walk to the golf course.

**Owner:** Robert Christensen Estate

**Legal Description:** Lot 14, Block 16, Railroad Addition to Newman Grove, Madison County, Nebraska.

**Price:** \$89,500

**For an appointment to view the property contact Dennis or Lynette at 447-6113  
Color interior photos at: [www.fowlkesrealtyandauction.com](http://www.fowlkesrealtyandauction.com)**



Fowlkes Realty & Auction Co.  
516 Hale Street, P.O. Box 471  
Newman Grove, NE 68758  
Newman Grove call (402) 447-6113  
Out of State 1-800-275-5522

**(SEE BACK FOR MORE INFORMATION)**

Bedroom:	12 x 15 <sup>4</sup>	Attached Garage:	14' x 22'
Bedroom:	11 <sup>3</sup> x 11 <sup>4</sup>	Heat:	Electric furnace
Living Room:	13 x 14 <sup>9</sup>	Air Conditioning:	Central
Dining Room:	12 <sup>4</sup> x 13	Approx. Elect. Budget:	\$140 (all elect.)
Kitchen:	11' x 13'	Lot size:	63' x 140'
Laundry:	5 <sup>6</sup> x 9 <sup>6</sup>	Taxes (2008):	\$1,123.12
Baths:	1½	Terms:	10% down, balance in 30 days

### APPROXIMATE FLOOR PLAN

