

FOR SALE



ADDRESS: 210 North 2nd Street, Newman Grove, Nebraska

General Information: A great choice for the first time buyer, single person, couple, or small family. Newly painted and carpeted interior. Nice kitchen that includes kitchen range and refrigerator. Small yet nice bath with tub/shower combination. Good-sized bedrooms with closets. Full-size basement divided into family room area and storage/utility room. Detached single car garage and 8' x 9' yard shed. Quiet street location.

Approximate Square Feet: 770 Sq. Ft.

Legal Description: Lot 4, Block 16, Railroad Addition to Newman Grove, Madison County, NE

Owner: Eric Duhachek

Listing Price: \$25,000 (with new roof)

**For an appointment to view the property contact Dennis or Lynette at 447-6113
Color interior photos at: www.fowlkesrealtyandauction.co**

(SEE BACK FOR MORE INFORMATION)



Fowlkes Realty & Auction Co.
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Newman Grove, NE 68758
Newman Grove call (402) 447-6113
Out of State 1-800-275-5522

<u>Bedroom</u>	9 ⁹ X 12 8	<u>Garage</u>	Detached 12 X 20
<u>Bedroom</u>	9 ¹¹ X 11 ⁵	<u>Heat</u>	Gas forced air
<u>Living Room</u>	11 ⁴ X 15 ⁹	<u>Air Cond.</u>	2 window units (included)
<u>Kitchen</u>	10 X 11 ⁴	<u>Approx. Budget Gas</u>	\$60/mo. per Aquila
<u>Bath</u>	One	<u>Approx. Budget Electric</u>	\$75/mo. per Loup
<u>Taxes (2007)</u>	\$349.40	<u>Lot Size</u>	63' X 140'
<u>Terms</u>	10% down payment; balance in 30 days		

Approximate Floor Plan

