

FOR SALE



ADDRESS: 104 North 9th Street, Newman Grove, Nebraska

General Information: Attractive, smaller, easy-to-care-for 2 bedroom, 2 bath home. The main floor consists of a good size bedroom with closet, living room, dining room, bath and cute kitchen with oak cabinets. The second level has a knotty pine bedroom with closet and storage areas on both sides, a 3/4 bath and another room that could also be used as a bedroom. The basement has a big 9' x 21' room suitable for a family room, and also has a laundry room and a storage room. The yard is nicely landscaped with fenced backyard and 16' x 22' detached garage.

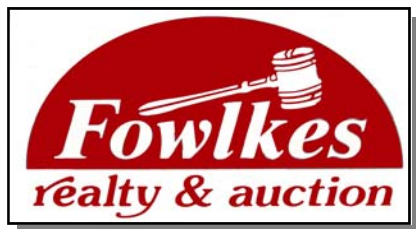
Living Area: 1220 Sq Ft Total

Owner: Joanne E. Greenwood

Legal Description: Lot 5, Block 1, S.B. Cains First Addition to Newman Grove, Madison County, Nebraska.

Price: \$35,000

**For an appointment to view the property contact Dennis or Lynette at 447-6113
Color interior photos at: 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 ³ x 13 ⁶	Garage:	16' x 22' (Detached)
Bedroom:	13 ⁹ x 14 ³	Lot size:	60' x 140'
Living Room:	12 x 13 ⁶	Heat:	Gas forced air
Dining Room:	12 x 13 ⁶	Air Conditioning:	Window unit
Kitchen:	7 ⁸ x 15 ⁶	Approx. Electric Budget:	\$50/mo.
Baths:	1 ³ / ₄	Approx. Gas Budget:	\$100/mo.
Terms:	10% down payment, balance in 30 days		

APPROXIMATE FLOOR PLAN