

FOR SALE



ADDRESS: 209 North 1st Street, Newman Grove, NE

General Information:

If you want a large master bedroom, wrap-around porch, big 2-car garage, and affordable payment, this home is for you! Over the last 8 years this home has had: new siding, new windows, new roof, new rear entry addition, new high-efficiency furnace and central air conditioning. The home has a main floor bathroom, hardwood floor in the dining room, big walk-in closet for the master bedroom, and more. A roomy 2-story home with average heat bills in the past 12 months of just \$123.50 per month.

Approximate Living Area: 1,430 sq. feet (excluding basement)

Price: \$48,500

Legal Description: Lot 13, Block 16, Railroad Addition to Newman Grove, Madison County, Nebraska.

Owners: Broker owned: Dennis F. Fowlkes, Lynette E. Fowlkes



Fowlkes Realty & Auction Co., Inc.

Dennis F. Fowlkes, Broker
500 Hale Street, P.O. Box 471
Newman Grove, NE 68758
(402) 447-6113 or (800) 275-5522

(SEE BACK FOR MORE INFORMATION)

<u>Master Bedroom</u>	15 ⁵ x 15 ⁹	<u>Garage</u>	24' x 30' (Detached)
<u>Bedroom</u>	13 x 15	<u>Heat</u>	High-efficiency gas forced air
<u>Bedroom</u>	9 ⁸ x 12	<u>Air Cond.</u>	Central, plus window in master bedroom
<u>Living Room</u>	13 ⁸ x 15	<u>Approx. gas budget</u>	\$123.50
<u>Dining Room</u>	12 x 13 ⁶	<u>Approx. electric budget</u>	\$90.00
<u>Kitchen</u>	9 ⁸ x 14 ⁹	<u>Lot size</u>	63' x 140'
<u>Laundry/Utility</u>	9 ⁷ x 10	<u>Taxes</u>	\$642.10 (2007)
<u>Bath</u>	1	<u>Terms</u>	10% down payment, balance in 30 days

Approximate Floor Plan:

