



# **LINDSAY ACREAGE FOR SALE**

**ADDRESS:** 44703 483rd Street, Lindsay, NE

**General Information:** Convenience of being near town with the pleasure of privacy and appeal of living in a farm setting with growing crops next door. Attractive four-bedroom, two-story home with all your needs on the main level including big master bedroom, bath, laundry room, big kitchen, dining room and living room. The second level has three additional bedrooms. The basement is partially finished with family room area. The home has a high efficiency Lennox natural gas furnace and central air conditioning. Vehicle protection is provided by an attached single car garage plus a detached 24' x 24' two-car garage.

**Total Above Ground Living Area of Home:** 1,877 Sq. Ft.

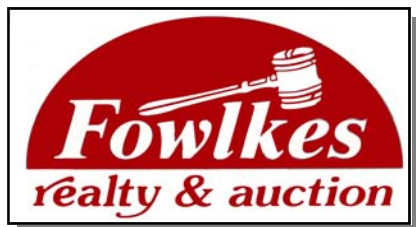
**Approximate size of property:** 1.95 acres

**Owner:** Gary & Carisa Stokes

**Legal Description:** Part of Lot 7, Block C, Albracht 1st Addition to Lindsay, Platte County, Nebraska.

**Listing Price:** \$110,000

**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., Inc.**  
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(402) 447-6113

**(SEE BACK FOR MORE INFORMATION)**

Bedroom:	13 <sup>6</sup> x 13 <sup>4</sup> (main floor)	Garage:	16' x 24' (Attached)
Bedroom:	13 x 15 <sup>4</sup> (2 <sup>nd</sup> floor)	Garage:	24' x 24' (Detached)
Bedroom:	12 <sup>3</sup> x 13 <sup>3</sup> (2 <sup>nd</sup> floor)	Heat:	High efficiency natural gas furnace
Bedroom:	10 <sup>6</sup> x 13 <sup>3</sup> (2 <sup>nd</sup> floor)	Cooling:	Central air conditioning
Kitchen:	13 <sup>6</sup> x 15 <sup>3</sup>	Approx. Gas Budget:	\$77/mo.
Dining Room:	13 <sup>6</sup> x 15 <sup>3</sup>	Approx. Electric Budget:	\$125/mo.
Living Room:	13 <sup>6</sup> x 13 <sup>6</sup>	2008 Taxes:	\$1,439.44
Bath:	7 x 9 <sup>4</sup>	Terms:	10% down payment, balance in 30 days
Laundry Room:	5 <sup>6</sup> x 13 <sup>9</sup>		

## APPROXIMATE FLOOR PLAN

