

# FOR SALE



**ADDRESS:** 110 North 3rd Street, Newman Grove, Nebraska

**General Information:** Single story two bedroom home with laundry room, big living room/ dining room combination with bay window, two bedrooms with closets, bath, and good-sized kitchen all on the main floor. The basement has a big 12<sup>9</sup> x 23<sup>8</sup> knotty pine family room, half bath and knotty pine bedroom. The home has a high efficiency furnace and central air. The home sets on a big 90' x 140' lot that has an 18' x 20' detached garage and concrete deck and additional vehicle covered parking.

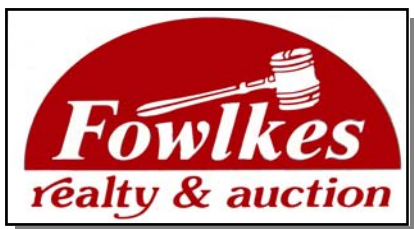
**Main Floor Living Area:** Approx. 1,000 sq. feet

**Owner:** Elva Urwin

**Legal Description:** The S1/2 of Lot 2 and all of Lot 3, Block 5, Railroad Addition to Newman Grove, Madison County, Nebraska.

**Price:** \$31,500; offers welcome

**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.**

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:	10' x 10'	Garage:	Detached 18' x 20'
Bedroom:	10' x 10'	Heat:	High efficiency gas
Living room & Dining room:	14' x 25'	Air Conditioning:	Central
Kitchen:	10' x 11'	Approx. Gas budget:	\$100 (unoccupied part of time)
Laundry room:	7' x 8'	Approx. Electric budget:	\$50
Bath:	4' x 8'	Lot size:	90' x 140' per assessor
Approx. Sq. Ft.:	1,000	2008 Taxes:	\$495.60
Terms:	10% down, balance in 30 days		

### APPROXIMATE FLOOR PLAN

