

FOR SALE



ADDRESS: 206 North 1st Street, Newman Grove, Nebraska

General Information: One owner ranch style 3-bedroom home with fireplace, new \$40,000 4-seasons room addition, Jacuzzi tub and separate shower in the main bath, roomy kitchen with sit-down counter and dining area, main floor laundry area with second bath, huge family room/game room with new heat pump November 2007, lots of storage area, big 2-car attached garage, large lot with peaceful view of farm fields to the back, and more.

A great home that will surely hold its value. Act now on this rare opportunity.

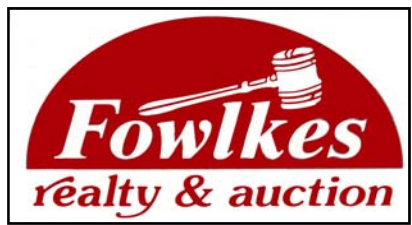
Main Floor Living Area: 1688 Sq Ft

Owner:

Legal Description: Lot 6 and the North 1/2 of Lot 7, Block 15, Railroad Addition to Newman Grove, Madison County, Nebraska.

Price: \$139,500

**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.
500 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' X 13'

Bedroom 11 X 13'

Bedroom 11 X 10

Living room 13' X 24'

Dining room 9 X 13'

Kitchen 11 X 13'

Baths 1½

Family room and Game room

(Basement) 12' X 47'

Store room

(Basement) 13 X 31'

Garage Attached 24 X 27

Heat Heat Pump

Air Cond. Central Air

Approx. Budget Electric \$115 per Loup Power
(All electric home)

Lot Size

Taxes (2007) \$1,620.60

Terms

10% downpayment, balance and possession by agreement