

**ALL FIELDS DETAIL**



<b>MLS #</b>	31468	<b>BEDROOMS</b>	ONE
<b>Asking Price</b>	\$85,000	<b>TOTAL BATH</b>	ONE
<b>Status Comment</b>	New Listing	<b>GARAGE CAPACITY</b>	NONE
<b>Status</b>	ACTIVE	<b>GARAGE TYPE</b>	NONE
<b>Class</b>	RESIDENTIAL	<b>STYLE</b>	MANUFACTU
<b>Type</b>	SINGLE FAMILY		RED
<b>Area</b>	LEWELLEN	<b>SQ. FT. ABOVE</b>	0-800
<b>Address</b>	10 Albee's Court	<b>GROUND</b>	
<b>City</b>	Lewellen	<b>APPROX. AGE</b>	61+
<b>State</b>	NE	<b>BASEMENT</b>	NO
<b>Zip</b>	69147	<b>WATERFRONT</b>	NONE
<b>Sale/Rent</b>	For Sale	<b>AUCTION</b>	NO
<b>IDX Include</b>	Y		



**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	Kristy Nerud	<b>Listing Office 1</b>	Jack Nerud Realty - OFF: 308-772-3244
<b>Listing Date</b>	8/6/2022	<b>Legal</b>	1960 M System 10x49 (IOLL) Lot 10, Block 5, Albee's 3rd MHP
<b>YEAR BUILT</b>	1960	<b>ZONING</b>	Res
<b>Baths: Main</b>	1	<b>Bedroom: Main</b>	1
<b>Apprx. Sq. Ft: Upper</b>	0	<b>Apprx. Sq. Ft: Main</b>	490
<b>Apprx. Sq. Ft: Grdn Lvl</b>	0	<b>Apprx. Sq. Ft: Basement</b>	0
<b>Apprx. Sq. Ft: % Finished</b>	100	<b>Apprx Sq Ft Above Ground</b>	490
<b>Apprx Total Square Feet</b>	490	<b>Living Room: Level</b>	m
<b>Dining Room: Level</b>	m	<b>Mstr Bdrm: Level</b>	M
<b>Original Price</b>	\$85,000	<b>Associated Document Count</b>	0
<b>Sales Broker Compensation</b>	Variable	<b>Days On Market</b>	4
<b>Update Date</b>	8/10/2022	<b>Status Date</b>	8/10/2022
<b>HotSheet Date</b>	8/10/2022	<b>Price Date</b>	8/10/2022
<b>Input Date</b>	8/10/2022 8:19 PM	<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	9	<b>Input Date</b>	8/10/2022 8:19 PM
<b>Update Date</b>	8/10/2022 8:19 PM	<b>Video Count</b>	0

**FEATURES**

<b>LIVING ROOM</b> LAMINATE	<b>LAUNDRY</b> MAIN	<b>HEATING/COOLING</b> GAS FORCED AIR	<b>EXTERIOR FEATURES</b> ALUMINUM SIDING
<b>DINING ROOM</b> LAMINATE	WASHER DRYER	<b>UTILITIES</b> SEPTIC TANK	STORAGE SHED COVERED DECK
<b>KITCHEN</b> ELECTRIC RANGE REFRIGERATOR EAT-IN LAMINATE	<b>INTERIOR SPECIAL FEATURES</b> SMOKE DETECTOR	WELL INTERNET	<b>SHOWING INSTRUCTIONS</b> CALL AGENT LOCK BOX
	<b>CONSTRUCTION</b> MANUFACTURED	<b>STREET/ROAD</b> GRAVEL OWNER MAINTAINED	<b>HOME WARRANTY</b> NO

**FINANCIAL**

<b>TAXES</b>	225.64	<b>TAX YEAR</b>	2021
--------------	--------	-----------------	------

**REMARKS**

**Remarks** Walk to the lake from this cozy vacation home at Lake McConaughy! (You don't have to cross the highway.) 1 bdrm (can sleep 6 easily). Great room consists of the kitchen and living room. This property includes washer/dryer! Bonus! New pex plumbing & flooring. Great covered deck for summer enjoyment. Outside shed. Lot has plenty of room for a garage or carport. Located in Albee's Subdivision, year round use available. Leased lot, \$650 annually, on privately owned land. Kristy Nerud, Listing Agent.

**ADDITIONAL PICTURES**





**DISCLAIMER**

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified.