

**ALL FIELDS DETAIL**



<b>MLS #</b>	29013	<b>BEDROOMS</b>	THREE
<b>Asking Price</b>	\$319,900	<b>TOTAL BATH</b>	TWO
<b>Status</b>	Motivated Seller	<b>GARAGE CAPACITY</b>	FIVE +
<b>Comment</b>		<b>GARAGE TYPE</b>	DETACHED
<b>Status</b>	ACTIVE	<b>STYLE</b>	MANUFACTU
<b>Class</b>	RESIDENTIAL	<b>SQ. FT. ABOVE</b>	1401-1600
<b>Type</b>	LAKE PROPERTY	<b>GROUND</b>	
<b>Area</b>	LAKE	<b>APPROX. AGE</b>	1-5 YRS
	MCCONAUGHY	<b>BASEMENT</b>	NO
<b>Address</b>	20 Erbs 1	<b>WATERFRONT</b>	OTHER
<b>City</b>	Lewellen	<b>AUCTION</b>	NO
<b>State</b>	NE		
<b>Zip</b>	69147		
<b>Sale/Rent</b>	For Sale		
<b>Foreclosure</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>	Kent Palmer - Cell: 308-289-6179	<b>Listing Office 1</b>	Jack Nerud Realty - OFF: 308-772-3244
<b>Listing Date</b>	3/1/2021	<b>Legal</b>	LOTS 13 & 20 ERB'S 1ST SUB 1ABC-1-BC ---16 STR( 6 15 40) LOT 12 ERBS 1ST SUB 1ABC-1-BC---16 STR
<b>YEAR BUILT</b>	2018	<b>Baths: Main</b>	2
<b>Apprx. Sq. Ft: Upper</b>	0	<b>Apprx. Sq. Ft: Main</b>	1568
<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>	1568
<b>Apprx Total Square Feet</b>	1568	<b>Living Room: Size</b>	14' x 22'
<b>Living Room: Level</b>	main	<b>Kitchen: Size</b>	18' x 13'
<b>Kitchen: Level</b>	main	<b>Mstr Bdrm: Size</b>	13' x 13'
<b>Mstr Bdrm: Level</b>	main	<b>Bedroom 2: Size</b>	13' x 11'
<b>Bedroom 2: Level</b>	main	<b>Bedroom 3: Size</b>	13' x 10'
<b>Bedroom 3: Level</b>	main	<b>Original Price</b>	\$349,000
<b>Associated Document Count</b>	0	<b>Sales Broker Compensation</b>	TBD
<b>Agent Confidential Info</b>	this property is on 2 parcels. Parcel numbers:195502000 and 195501200	<b>Days On Market</b>	151
<b>Update Date</b>	7/30/2021	<b>Status Date</b>	3/4/2021
<b>HotSheet Date</b>	7/30/2021	<b>Price Date</b>	7/30/2021
<b>Input Date</b>	3/4/2021 4:41 PM	<b>Geocode Quality</b>	Exact Match
<b>Picture Count</b>	42	<b>Days On MLS</b>	148
<b>Input Date</b>	3/4/2021 4:41 PM	<b>Update Date</b>	7/30/2021 11:37 AM
<b>Video Count</b>	0		

**FEATURES**

<b>LIVING ROOM</b>	<b>LAUNDRY</b>	<b>HEATING/COOLING</b>	<b>LANDSCAPING</b>
CARPET	MAIN	GAS FORCED AIR	AUTO SPRINKLER
<b>DINING ROOM</b>	OFF KITCHEN	CENTRAL AIR	WOOD FENCE
KIT/DIN COMBO	ELECTRIC	<b>ROOF</b>	CHAIN FENCE
SLIDING GLASS DOOR	LAMINATE	ASPHALT	ESTABLISHED YARD
LAMINATE	<b>INTERIOR SPECIAL FEATURES</b>	<b>OTHER ROOMS</b>	<b>EXTERIOR FEATURES</b>
<b>KITCHEN</b>	SMOKE DETECTOR	MASTER BATH	HARDBOARD
ELECTRIC RANGE	WALK IN CLOSETS	<b>POSSESSION</b>	STORAGE SHED
DISHWASHER	<b>WINDOW COVERING</b>	AT CLOSING	DECK
REFRIGERATOR	ALL	<b>UTILITIES</b>	<b>SHOWING INSTRUCTIONS</b>
PANTRY	<b>CONSTRUCTION</b>	SEPTIC TANK	CALL AGENT
EAT-IN	MANUFACTURED	WELL	<b>HOME WARRANTY</b>
LAMINATE	<b>WATER HEATER</b>	<b>STREET/ROAD</b>	NO
	ELECTRIC	GRAVEL	
	50 GAL+	OWNER MAINTAINED	

**FINANCIAL**

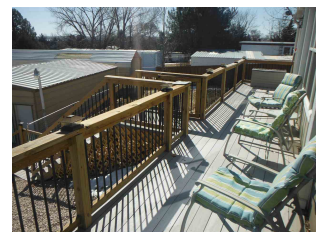
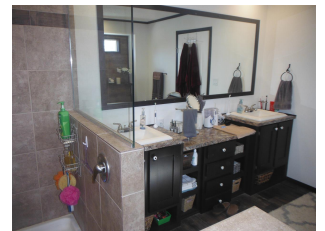
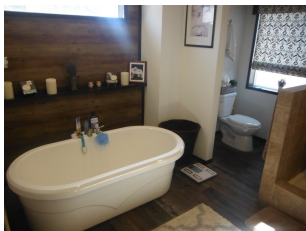
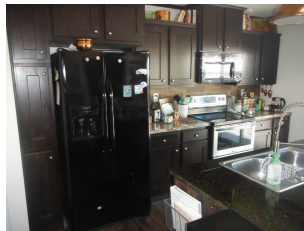
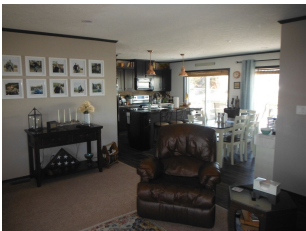
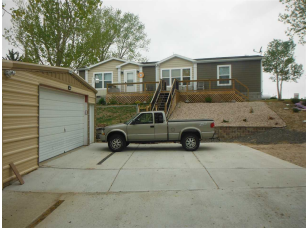
**TAXES** \$2,448.32

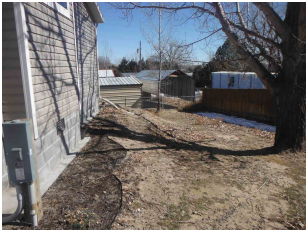
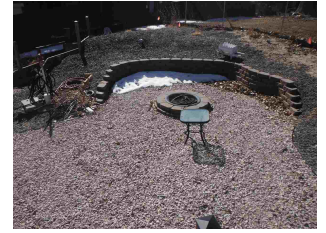
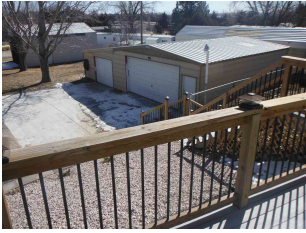
**TAX YEAR** 2020

**ADDENDUM**

**Addendum** 20 Erb's 1, Lake McConaughy (DEEDED LAND) -PRICE REDUCED, MOTIVATED SELLER \$319,900.00 Contact Kent @ 308-289-6179 call or text for more information. Beautiful, 3 yr. old ranch style home on over 1/2 acre of deeded land with storage for all the toys, big and small!! Gorgeous 3 bedroom, 2 bath home with 1568 sq. ft. of open concept living space. Huge master bedroom with en-suite, soaking tub and huge walk in shower, and a large walk-in closet. The home has 8' ceilings, beautiful woodwork throughout. Kitchen has a granite island, quality cabinetry with soft close drawers plus a pantry with barn door. Lots of outdoor living area, with 2 decks, one has a power awning, plus a fire pit in the yard. Very nice landscaping with retaining wall, sprinkler system and a fenced yard, mature trees for lots of shade! Property has it's own well and septic, plus for a bonus has it's own tornado shelter. Over-sized triple garage/shop plus open end metal pole building for the really big toys and 2 huge carports for even more storage. Fantastic location, near Cedar View entrance to the lake. Near all the action, but away from the hustle & bustle, on a quiet street. Perfect full for full time living or a vacation home. Contact Kent Palmer @ 308-289-6179 call or text or email [kent@jacknerudrealty.com](mailto:kent@jacknerudrealty.com) for your private showing.

**ADDITIONAL PICTURES**





**DISCLAIMER**

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