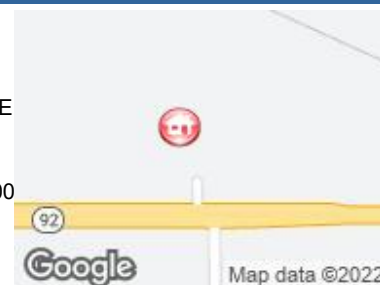


ALL FIELDS DETAIL



| | | | |
|-----------------------|----------------|------------------------|-----------|
| MLS # | 31901 | BEDROOMS | TWO |
| Asking Price | \$28,500 | TOTAL BATH | THREE |
| Status Comment | New Listing | GARAGE CAPACITY | ONE |
| Status | ACTIVE | GARAGE TYPE | ATTACHE |
| Class | RESIDENTIAL | | D |
| Type | SINGLE FAMILY | STYLE | 1 1/2 |
| Area | OSHKOSH | SQ. FT. ABOVE | 1001-1200 |
| Address | 301 E Avenue A | GROUND | |
| City | Oshkosh | APPROX. AGE | 61+ |
| State | NE | BASEMENT | NO |
| Zip | 69154 | WATERFRONT | NONE |
| Sale/Rent | For Sale | AUCTION | NO |
| IDX Include | Y | | |



GENERAL

| | | | |
|----------------------------------|--------------------|----------------------------------|---|
| VOW Include | Yes | VOW Address | Yes |
| VOW Comment | Yes | VOW AVM | Yes |
| Agent | Kristy Nerud | Listing Office 1 | Jack Nerud Realty - OFF: 308-772-3244 |
| Listing Date | 10/26/2022 | Legal | Pt Tax Lot 15, 36-17-44, Oshkosh Tax Lots |
| YEAR BUILT | 1915 | LOT SIZE | 18,731 sf |
| ZONING | Res | Baths: Main | 1 |
| Bedroom: Upper | 1 | Bedroom: Main | 2 |
| Apprx. Sq. Ft: Upper | 287 | Apprx. Sq. Ft: Main | 1120 |
| Apprx. Sq. Ft: Grdn Lvl | 0 | Apprx. Sq. Ft: Basement | 414 |
| Apprx. Sq. Ft: % Finished | 80 | Apprx Sq Ft Above Ground | 1407 |
| Apprx Total Square Feet | 2121 | Living Room: Level | m |
| Kitchen: Level | m | Mstr Bdrm: Level | m |
| Bedroom 2: Level | m | Bedroom 3: Level | u |
| Original Price | \$28,500 | Associated Document Count | 0 |
| Sales Broker Compensation | Variable | Days On Market | 19 |
| Update Date | 11/14/2022 | Status Date | 11/14/2022 |
| Hotsheet Date | 11/14/2022 | Price Date | 11/14/2022 |
| Input Date | 11/14/2022 4:24 PM | Geocode Quality | Manually Placed Pin |
| Picture Count | 3 | Input Date | 11/14/2022 4:24 PM |
| Update Date | 11/14/2022 4:24 PM | Video Count | 0 |

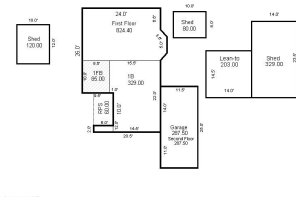
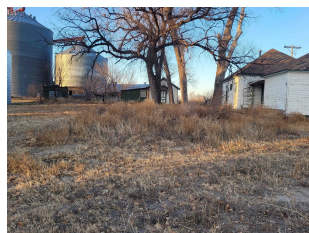
FEATURES

| | | | |
|--------------------|------------------------|--------------------|-----------------------------|
| LIVING ROOM | CONSTRUCTION | UTILITIES | LANDSCAPING |
| WOOD | FRAME | CITY WATER | MANUAL SPRINKLER |
| KITCHEN | HEATING/COOLING | CITY SEWER | EXTERIOR FEATURES |
| LAMINATE | GAS FORCED AIR | NATURAL GAS | WOOD |
| LAUNDRY | ROOF | ELECTRICITY | STORAGE SHED |
| MAIN | COMP/SHINGLE | STREET/ROAD | SHOWING INSTRUCTIONS |
| BASEMENT | POSSESSION | DIRT | CALL AGENT |
| PARTIAL | AT CLOSING | OWNER MAINTAINED | KEY AT OFFICE |

REMARKS

Remarks This 3 bedroom home is located on the outskirts of town with easy access to highway 26 and just 27 miles to Lake McConaughy. Main floor consists of 2 bedrooms, bath, spacious living room and kitchen. 1-car garage is attached. The 3rd bedroom and 1/2 bath is located above the garage, with access from within the home. There is a shed for storage! This property is selling 'as is' and would make a good investment for a rental or AirBnb. Just needs some love! Priced to sell.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified. The listing broker's offer of compensation is made only to Participants of the MLS where the listing is filed.