

## ALL FIELDS DETAIL



<b>MLS #</b>	24005	<b>BEDROOMS</b>	TWO
<b>Asking Price</b>	\$39,800	<b>TOTAL BATH</b>	ONE
<b>Status</b>	ACTIVE	<b>GARAGE CAPACITY</b>	NONE
<b>Class</b>	RESIDENTIAL	<b>GARAGE TYPE</b>	NONE
<b>Type</b>	SINGLE FAMILY	<b>STYLE</b>	MANUFACTU
<b>Area</b>	BRULE		RED
<b>Address</b>	6 Hook's	<b>SQ. FT. ABOVE</b>	0-800
<b>City</b>	Brule	<b>GROUND</b>	
<b>State</b>	NE	<b>APPROX. AGE</b>	41-60 YRS
<b>Zip</b>	69127	<b>BASEMENT</b>	NO
<b>Sale/Rent</b>	For Sale	<b>WATERFRONT</b>	LAKE
<b>IDX Include</b>	Y	<b>AUCTION</b>	NO
		<b>Marketing</b>	Summer
		<b>Comments</b>	vacation
			home at
			Van's.



## 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>	3/22/2018	<b>Legal</b>	1970 Kirkwood 12x47 (IOLL) Lot 6 Hook's, 25-15-40.
<b>YEAR BUILT</b>	1970	<b>LOT SIZE</b>	n/a
<b>Baths: Main</b>	1	<b>Bedroom: Main</b>	2
<b>Apprx. Sq. Ft: Upper</b>	0	<b>Apprx. Sq. Ft: Main</b>	564
<b>Apprx. Sq. Ft: Grdn Lvl</b>	0	<b>Apprx. Sq. Ft: Basement</b>	0
<b>Apprx. Sq. Ft: % Finished</b>	0	<b>Apprx Sq Ft Above Ground</b>	564
<b>Apprx Total Square Feet</b>	564	<b>Living Room: Level</b>	M
<b>Kitchen: Level</b>	M	<b>Mstr Bdrm: Level</b>	M
<b>Bedroom 2: Level</b>	M	<b>Original Price</b>	\$42,000
<b>Associated Document Count</b>	0	<b>Sales Broker Compensation</b>	Variable
<b>Agent Confidential Info</b>	Hard to find home at Van's!	<b>Days On Market</b>	116
<b>Update Date</b>	7/16/2018	<b>Status Date</b>	3/30/2018
<b>Hotsheet Date</b>	7/16/2018	<b>Price Date</b>	7/16/2018
<b>Input Date</b>	3/30/2018 1:44 PM	<b>Geocode Quality</b>	Manually Placed Pin
<b>Picture Count</b>	9	<b>Days On MLS</b>	108
<b>Input Date</b>	3/30/2018 1:44 PM	<b>Update Date</b>	7/16/2018 7:02 PM

## FEATURES

<b>LIVING ROOM</b>	<b>CONSTRUCTION</b>	<b>POSSESSION</b>	<b>LANDSCAPING</b>
CARPET	MANUFACTURED	AT CLOSING	AUTO SPRINKLER
<b>DINING ROOM</b>	<b>WATER HEATER</b>	<b>UTILITIES</b>	ESTABLISHED YARD
KIT/DIN COMBO	PROPANE	ELECTRICITY	<b>EXTERIOR FEATURES</b>
VINYL	40 GAL+	SEPTIC TANK	ALUMINUM SIDING
<b>KITCHEN</b>	<b>HEATING/COOLING</b>	WELL	STORAGE SHED
GAS RANGE	GAS FORCED AIR	<b>STREET/ROAD</b>	COVERED PATIO
REFRIGERATOR	PROPANE/LEASED	GRAVEL	<b>SHOWING INSTRUCTIONS</b>
<b>WINDOW COVERING</b>	WINDOW AIR	ALLEY ACCESS	CALL AGENT
BLINDS	<b>ROOF</b>		LOCK BOX
	ALUMINUM		

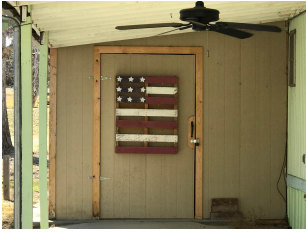
## FINANCIAL

<b>TAXES</b>	167.46	<b>TAX YEAR</b>	2017
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## REMARKS

**Remarks** Hard to find summer vacation home at Van's. This home is located across the road from Hook's. Two bedroom, One bath home with updated kitchen. Appliances include gas stove, refrigerator and microwave oven. Underground sprinklers, nice attached shed for storage, Covered patio for outdoor enjoyment. Leased lot is \$1,450.00 a year, includes water and sewer and has been paid for 2018! There is room for a carport for boat storage. Clean home and ready for some lucky person to enjoy Summer 2018 at Van's.

## ADDITIONAL PICTURES



**DISCLAIMER**

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