

**ALL FIELDS DETAIL**



<b>MLS #</b>	30229	<b>BEDROOMS</b>	SEVEN +
<b>Asking Price</b>	\$135,000	<b>BATHROOMS</b>	FOUR
<b>Status Comment</b>	New Listing	<b>GARAGE CAPACITY</b>	ONE
<b>Status</b>	ACTIVE	<b>GARAGE TYPE</b>	DETACHED
<b>Class</b>	MULTI-FAMILY	<b>STYLE</b>	MULTI
<b>Type</b>	TRIPLEX	<b>BASEMENT</b>	NO
<b>Area</b>	GURLEY	<b>UTILITIES</b>	ONE METER
<b>Address</b>	908 W 4th Street		
<b>City</b>	Gurley		
<b>State</b>	NE		
<b>Sale/Rent</b>	For Sale		
<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>OWNER</b>	Hilendayle LLC	<b>Listing Date</b>	10/21/2021
<b>Legal</b>	Lots 7 and 8, Block 11, Ruhter 3rd Addition	<b>Sales Broker Compensation</b>	Variable
	Gurley		
<b>LOT SIZE</b>	100x140	<b>ZONING</b>	Res
<b>Unit 1: # Bedrooms</b>	3	<b>Unit 1: Baths</b>	2
<b>Unit 1: Approx Sq Ft</b>	1700	<b>Unit 1: Unit Location</b>	U
<b>Unit 1: Occupied</b>	Y	<b>Unit 2: # Bedrooms</b>	2
<b>Unit 2: Baths</b>	1	<b>Unit 2: Approx Sq Ft</b>	800
<b>Unit 2: Unit Location</b>	M	<b>Unit 2: Occupied</b>	Y
<b>Unit 3: # Bedrooms</b>	2	<b>Unit 3: Baths</b>	1
<b>Unit 3: Approx Sq Ft</b>	800	<b>Unit 3: Unit Location</b>	M
<b>Unit 3: Occupied</b>	Y	<b>Original Price</b>	\$135,000
<b>Associated Document Count</b>	0	<b>Update Date</b>	11/1/2021
<b>Status Date</b>	11/1/2021	<b>HotSheet Date</b>	11/1/2021
<b>Price Date</b>	11/1/2021	<b>Input Date</b>	11/1/2021 5:47 PM
<b>Days On Market</b>	12	<b>Days On MLS</b>	1
<b>Geocode Quality</b>	Exact Match	<b>Picture Count</b>	25
<b>Input Date</b>	11/1/2021 5:47 PM	<b>Update Date</b>	11/1/2021 5:59 PM
<b>Video Count</b>	0		

**FEATURES**

<b>DOCS ON FILE</b>	<b>MISCELLANEOUS</b>	<b>POSSESSION</b>	<b>UNIT FEATURES</b>
FINANCIAL DETAILS	MASTER METERS	CLOSING	APPLIES TO SOME
<b>OCCUPANCY</b>	<b>WATER AND SEWER</b>	SUBJECT TO TENANTS	CARPET
OVER 95% OCCUPANCY	CITY WATER	<b>HOW TO SHOW</b>	DRAPES
<b>CONSTRUCTION</b>	CITY SEWER	CALL AGENT	FIREPLACE
FRAME	<b>APPLIANCES</b>	BY APPOINTMENT ONLY	FORMAL LIVING AREA
<b>ROOF</b>	APPLIES TO ALL		FORMAL DINING AREA
SHAKE	REFRIGERATOR		WASHR/DRYER HOOKUPS
<b>UTILITIES PAID BY OWNER</b>	STOVE		PRIVATE BATH
CABLE	<b>NO OF STORIES</b>		COMMON UTILITY ROOM
	TWO		

**FINANCIAL**

<b>TAX YEAR</b> 2020	<b>TAXES</b> 1361.04
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**REMARKS**

**Remarks** Triplex for sale in Gurley, NE! Many updates and each unit is rented. Unit 1 has three bedrooms, 2 baths, separate dining room, living room with fireplace, family room and washer/dryer area. Unit 2 and Unit 3 each have two bedrooms, living room and kitchen. There is a common area with washer/dryer for those two units. New attic insulation, hot water heater 5 yrs old, newer heaters in each unit, large backyard and parking area. Call/text Kristy Nerud for more information & regarding financials.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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