



# C.S. Nelson Co.

## REAL ESTATE

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2053-36th AVENUE  
COLUMBUS, NE

THE INFORMATION CONTAINED HEREIN HAS EITHER BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OBTAINED FROM SOURCES THAT WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. THE PROSPECTIVE PURCHASER SHOULD CAREFULLY VERIFY THE ITEMS OF INCOME AND EXPENSE AND ALL OTHER INFORMATION REGARDING THIS PROPERTY CONTAINED HEREIN. IN ADDITION, THE PROSPECTIVE PURCHASER SHOULD EXAMINE THE SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT FOR ADDITIONAL INFORMATION REGARDING THIS PROPERTY.

PROPERTY DATA	
<b>STYLE</b>	1 STORY
<b>SQ FOOTAGE</b>	768 SF P/CH
<b>BASEMENT</b>	768 SF
<b>LOT SIZE</b>	44' X 132'
<b>TAXES</b>	\$978.20 (2009)
<b>YEAR BUILT</b>	1950 per C/H
<b>ELECTRIC</b>	\$40 Avg / Loup Power Dist.
<b>GAS</b>	\$73 Avg / Blk. Hills Energy
<b>CONSTRUCTION</b>	FRAME
<b>INSULATION</b>	YES
<b>WATER</b>	CITY
<b>SEWER</b>	CITY
<b>TAX PARCEL #</b>	710096824

PROPERTY FEATURES	
<b>REFRIGERATOR</b>	YES
<b>DISHWASHER</b>	NONE
<b>DISPOSAL</b>	YES
<b>RANGE</b>	YES - GAS
<b>RANGE HOOD</b>	CEILING VENT FAN
<b>HEATING</b>	FORCED AIR GAS
<b>COOLING</b>	CENTRAL AIR
<b>TV</b>	CABLE
<b>WATER HEATER</b>	30 GAL. GAS
<b>W. SOFTENER</b>	NONE
<b>WELL</b>	FOR WATERING LAWN LOCATED IN GARAGE*
<b>GARAGE (Attached)</b>	22' X 12' w/opener

ROOM DIMENSIONS	
<b>LIVING ROOM</b>	16'0" X 12'
<b>EAT-IN KITCHEN</b>	12'11" X 12'2"
<b>BEDROOM</b>	12'6" X 10'0"
<b>BEDROOM</b>	10'5" X 9'1"
<b>BATHROOM</b>	7'0" X 4'10" (SOT)
<b>FAMILY ROOM</b>	30'3" X 10'8" (DN)
<b>3/4 BATH</b>	IN BASEMENT
<b>LAUNDRY</b>	IN BASEMENT

**PROPERTY OWNER:** Dick and Dotte's Property LLC

**LEGAL DESCRIPTION:** Lot 7, Block 1, Liss 2nd Addition to the City of Columbus, Nebraska

**REMARKS:** AN IDEAL STARTER HOME, THIS BRIGHT AND CLEAN, 2 BEDROOM HAS SO MUCH TO OFFER! HIGHLIGHTS INCLUDE A LARGE LIVING ROOM, A SPACIOUS EAT-IN KITCHEN. FRESHLY PAINTED INTERIOR, NEW CARPETING A NEW TUB / SHOWER UNIT IN THE MAIN BATH AND AN ATTACHED SINGLE CAR GARAGE. THE BASEMENT HAS A LARGE FAMILY ROOM WITH KNOTTY PINE PANELING AND A WET BAR. BASEMENT ALSO HAS A 3/4 BATH. SITUATED ON A NICE CORNER LOT WITH AN EXCELLENT LAWN AND LANDSCAPING. \*THE LAWN SPRINKLER PUMP AND WELL IN GARAGE HAS NOT BEEN USED BY PRESENT OWNER AND IS BEING SOLD "AS-IS"

# PRICE: \$83,500

FOR ADDITIONAL INFORMATION OR A PRIVATE SHOWING OF THIS PROPERTY,  
PLEASE CONTACT OUR AGENTS AT 562-8244

**LISTING AGENT: CHRIS NELSON**

