



# **C.S. Nelson Co.**

## **REAL ESTATE**



**3221-20th Street, Columbus, NE 68601**

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**305 N. ILER ST. CLARKS**

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		PROPERTY FEATURES		ROOM DIMENSIONS	
<b>STYLE</b>	Ranch	<b>REFRIGERATOR</b>	NO	<b>LIVING ROOM</b>	20'6" X 14'6"
<b>SQ FOOTAGE</b>	1,082 Sq Ft	<b>DISHWASHER</b>	NOT WORKING	<b>KITCHEN/DIN RM</b>	14'6" X 10'0"
<b>BASEMENT</b>	CRAWL SPACE	<b>DISPOSAL</b>	YES	<b>MASTER BDRM</b>	13'10" X 12'6"
<b>LOT SIZE</b>	66' x 132'	<b>RANGE</b>	YES	<b>BEDROOM</b>	12'6" X 10'9"
<b>TAXES</b>	\$942.92 (2008)	<b>HEATING</b>	PROPANE/ FORCED AIR	<b>BATH</b>	9'0" X 7'0"
<b>YEAR BUILT</b>	1960	<b>COOLING</b>	CENTRAL AIR	<b>LAUNDRY RM</b>	6'0" X 14'6"
<b>GRADE SCHOOL</b>	CLARKS/POLK	<b>TV</b>	Cable		
<b>HIGH SCHOOL</b>	HIGH PLAINS	<b>WATER HEATER</b>	40 Gal. ELECTRIC		
<b>GAS—PROPANE</b>	TBD	<b>W. SOFTENER</b>	YES		
<b>ELECTRIC</b>	\$120/MO Aug.	<b>GARAGE</b>	14' X 28' ATT		
<b>INSULATION</b>	YES				
<b>WATER</b>	CITY — \$25/MO.				
<b>SEWER</b>	CITY				
<b>FLOOD PLAIN</b>	YES				
<b>TAX PARCEL #</b>	000116200				

**PROPERTY OWNER: DITTMER ESTATE**

**LEGAL DESCRIPTION:** South 1/2 of Lots 3 & 4, Block 12, Original Town of Clarks, Merrick County, NE

**REMARKS:** An ideal starter home Clean 2 bedroom home with large backyard Newer carpets in living room, bedrooms, kitchen and dining room. Garage door opener with 1 remote. Steel siding. Sump pump in crawl space. Reverse osmosis system. New roof in November 2009.

**PRICE: \$65,000**

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

**LISTING AGENT: MARK J LEIF**

