



C.S. Nelson Co.

REAL ESTATE

3221-20th Street, Columbus, NE 68601

Phone: 562-8244

FACSIMILE: 402-563-2282



3520-16th STREET

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	
STYLE	RANCH
SQ FOOTAGE	987 SF P/CH
BASEMENT	529 SF
LOT SIZE	66' X 122'
TAXES	\$1,156.14 (2008)
YEAR BUILT	1895
GRADE SCHOOL	WEST PARK
HIGH SCHOOL	CHS
GAS	\$86 Bgt. - Aquila
ELECTRIC	\$60 Bgt.- Loup
INSULATION	YES
ASSESSMENTS	NONE
POSSESSION	UPON CLOSING

PROPERTY FEATURES	
REFRIGERATOR	YES
DISHWASHER	NONE
DISPOSAL	NONE
RANGE	YES
HEATING	FORCED AIR GAS
AIR COND.	CENTRAL AIR
W. SOFTENER	NONE
TV	CABLE
WATER	CITY
SEWER	CITY
WATER HEATER	30 GALLON GAS
UG SPRINKLERS	YES
GARAGE	23' x 12' DET

ROOM DIMENSIONS	
LIVING ROOM	11'4" X 10'4"
DINING AREA	11'7" X 11'4"
KITCHEN	10'5" X 9'3"
BEDROOM	13'11" X 10'5"
BEDROOM	11'5" X 10'5"
BATH	8'8" X 6'9"

PROPERTY OWNER: Carla Berlin

LEGAL DESCRIPTION: E 1/2 LOT 8 AND ALL OF LOT 9, BLOCK 11, GERRARD'S ADDITION TO THE CITY OF COLUMBUS, NE-

REMARKS: DON'T MISS THIS NEAT AND CLEAN STARTER HOME! FRESHLY PAINTED INSIDE WITH PERMANENT VINYL SIDING ON THE OUTSIDE! NEW GARAGE WITH OPENER IN 1997, MANY NEW WINDOWS IN 2005. BEAUTIFUL LAWN WITH UNDERGROUND SPRINKLERS AND FENCED AREA. NEW CARPET IN BEDROOMS IN 2007. IF YOU ARE LOOKING FOR A GOOD STARTER HOME, THIS IS A "MUST-SEE"

PRICE: \$74,900

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

LISTING AGENT: CHRIS NELSON