



100 North Spruce Street
Ogallala, NE 69153
Call: 308.284.2100
Fax: 308.284.2124
www.fullerrealty.net



Fuller

& Associates Realty, LLC

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Information believed to be accurate, but not guaranteed



Address: 330 Road East 10 **REDUCED Price: \$227,000.**
Legal Description: N/W 1/4 20-12-38 8.22 +/- ACRES Perkins County Grant, Ne. 69140 **REDUCED!**

Bedrooms: 4 **Baths:** 3 **Style:** Ranch **Age:** 1974
Total Sq. Ft. 3136 **Main Level:** 1568 **Upper Level:** **Lower Level:** 1568

Room:	Dimensions:	Level:	Appliances:	Other Info:
Living Room:	14 X 31Comb	M	A/C: Yes	% Fin. Basement: 100%
Dining Room:	14 X 31Comb	M	FAE Heat: Two	Porch:
Kitchen:	13 X 18	M	Fire Place:	Covered Patio: 12 X 32
Office:	11-4 X 13-2	M	Refrigerator:	Covered Deck:
Family Room:	16-4 X 34-3	L	Dishwasher: Yes	Garage: 16 X 27-5
Utility Room:	9 X 9-3	L	Disposal:	Garage Type: Att.
Bedroom 1:	14 X 16	M	Range: Yes	Garage Opener: Yes
Bedroom 2:	9-6 X 14	M	Range Hood:	Roof: Steel
Bedroom 3:	12-7 X 17	L	Oven:	Exterior: Vinyl
Bedroom 4:	12.7 X 17	L	Microwave:	UGS: Yes
Bedroom 5:			Carpeting: Yes	Windows: Thermo
Canning Rm:	9 X 15-7	L	Curtains: Yes	Doors: Steel
Store Room	5-7 X 9	L	Washer: Yes	Taxes: \$1,200.
Bath 1:	9 X 9-4	L	Dryer: Yes	Avg. Util. (Gas):
Bath 2:	13 X 8	M	Smoke Det. Yes	Avg. Util. (Elec):
Bath 3:	7-6 X 8-9	M	Water Heater: Elect	Lot Size: 8.22 A
			Water Softener:	Zoning:
				50X80 Steel Shed Insulated
Remarks: This is a 1568 sq ft up and down four bedroom 3 bathroom home well designed with a metal roof, vinyl thermo pane windows, on a well manicured 8.22 acre property just 2.5 miles east of the Ogallala Grant highway on the county line. Features several small buildings and a 3,000 bushel bin with a pit with auger along with a lot of evergreen trees for a well designed windbreak and many other varieties of trees that provide wind protection and shade. The driveway is all crushed rock and a large beautiful bluegrass lawn with an underground sprinkler system. This home is all electric with two furnaces. The basement is all finished and carpeted for comfortable living. There is a 5 hp submersible pump in the well. There was a new septic system installed in 2010. The home is a 1568 sq ft both up and down. If you like country living this is the place for you. Take a look.				
Owner: Wilbur & Lovella Koehn				
Occupied: Yes		Renter:		Ken's Cell: 308 289 1868
Key: See Ken		Listing Agent: Kenneth Ruser		Listing Date: 10/11/12



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