

Central Realty, Inc.

313 G Street --- Central City, NE 68826
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ADDRESS: 506 23rd Avenue

SQ. FT.: 1,322

LISTING PRICE: Price reduced to \$174,500.00

LOT SIZE: 5.0244 acres

NUMBER OF BEDROOMS: 3

(1) 10'10" x 12'1" (2) 7'7" x 11'4" NE (3) 13'9" x 15'1" SE

BEDROOM FLOOR COVERING: wood

KITCHEN: 11'8" x 16'9"

KITCHEN FLOOR COVERING: linoleum

BATHS: 1 6' x 9'7"

DINING ROOM: 13'9" x 12'4"

DINING RM FLOOR COVERING: hardwood

LIVING ROOM: 14'1" x 15'2"

LIVING RM FLOOR COVERING: original hardwood

OTHER: Laundry room 10' x 7'

PORCH: 6' X 5'6"

BASEMENT: crawlspace with outdoor entrance

GARAGE: yes, 2 detached & numerous garden sheds and outbuildings

AVE. UTILITIES: \$133.13

TAXES: 100% tax exempt in 2021
2022 tax \$1,985.32 (partially exempt)

TYPE OF FURNACE AND AIR: GFA and central air

APPLIANCES INCLUDED: Refrigerator, Gas Stove, Washer and Dryer

OTHER PERSONAL PROPERTY:

SMOKE ALARM: yes

SUMP PUMP: no

AMP SERVICE: 100 amp circuit breakers

AGE: Built in 1910

COMMENTS: Acreage with lots of established trees on a corner lot in City limits. On City water but not on City sewer. Presently has 2 old cesspools, one for graywater from laundry and one for sewer. Steel roof on main portion of house and asphalt shingles on West part. Has vinyl siding and some new vinyl clad window inserts. Home is being sold in "As Is" condition to settle an Estate. Garage to the South is on its own electrical service, has a gas furnace and has 220 available for welding. Curved garage has 220 with lots of storage in upper level with pull-down stairs. Alfalfa to the West of building site allows for income producing potential.