

Central Realty, Inc.

313 G Street --- Central City, NE 68826
Phone (308) 946-3263 / Fax (308) 946-2563 -- email – centralrealty2000@gmail.com / website - www.centralrealtycc.com



ADDRESS: 302 N George Street, Clarks

SQ. FT.: 916'

NUMBER OF BEDROOMS: 1

(1) 10'6" x 10'2" (2) 7'8" x 11'2" nonconforming (no closet)

BEDRM FLOOR COVERING: carpet

KITCHEN: 10'2" x 10'6"

KITCHEN FLOOR COVERING: linoleum

BATHS: 1 8'6" x 4'6"

BASEMENT: crawlspace

GARAGE: Attached 180'

AVE. UTILITIES: \$

TAXES: \$372.22

LISTING PRICE: \$40,000.00

LOT SIZE: 66' x 69'

DINING ROOM: 13'6" x 10'8"

DINING RM FLOOR COVERING:

LIVING ROOM: 10'8" x 13'2" (Ceiling height is 7'7")

LIVING RM FLOOR COVERING: carpet

OTHER: Laundry room 7'6" x 12'10"

SMOKE ALARM: yes

SUMP PUMP: no

AMP SERVICE: 100 amp circuit breakers

AGE: Built in 1910

TYPE OF FURNACE AND AIR: Propane furnace and 2 window air conditioners

APPLIANCES INCLUDED: Gas Stove (burners work, but Owner has never used the oven portion) Refrigerator, Clothes washer

OTHER PERSONAL PROPERTY: 2 Storage sheds built by Clarks Lumber

COMMENTS: Home is being sold "As Is". Possession to be given on April 1, 2025. Some windows have been replaced over the past 15 years. The kitchen cabinets were installed about 15 years ago. Wiring was updated at that time. Metal roof was installed 10 years ago. The furnace is fueled by propane and the propane tank is rented from Sapp Brothers. A recent propane inspection was done in February of 2025. A new front door is being installed. There is a 30 amp service for motor home in the back yard by storage sheds. Front yard is fenced. Handicap accessible, metal ramp stays with property.