

Central Realty, Inc.

313 G Street --- Central City, NE 68826

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ADDRESS: 2317 Road B, Polk

LISTING PRICE: \$175,000.00

SQ. FT.: 1,216

LOT SIZE: 9.24 acres

NUMBER OF BEDROOMS: 2

DINING ROOM:

(1) 10'5" x 13'4" (2) 9'5" x 13'2" (3)

DINING RM FLOOR COVERING:

BEDRM FLOOR COVERING: carpet

LIVING ROOM: 15'5" x 37'

KITCHEN: 11'4" x 8'3"

LIVING RM FLOOR COVERING: concrete

KITCHEN FLOOR COVERING: wood laminate

OTHER: Office 7'9" x 9'6"

BATHS: 1 11'9" x 7'8" wood laminate flooring

BASEMENT: No- on a slab

SMOKE ALARM:

GARAGE: no

SUMP PUMP: No

AVE. UTILITIES: \$

AMP SERVICE: Circuit breakers

TAXES: \$

AGE: Built in 1980

TYPE OF FURNACE AND AIR: Warm Morning Propane heater and window Air conditioner

APPLIANCES INCLUDED: Stove, Dishwasher, Washer & Dryer

OTHER PERSONAL PROPERTY: Water Softener

COMMENTS: 38' x 75' QSI post-frame building built in 2015. ½ concrete floor, ½ dirt floor. 2 Overhead doors, only one of the openers works. Property is being sold in "As Is" condition. Land to the South is leased to a tenant for crop year 2026 so sale will be subject to the terms of that lease. Septic tank has a concrete lid and leach field to the West. It has been recently replaced. The roof on house is 5 to 10 years old. The fireplace is decorative only – when roof was replaced, the chimney was removed and shingled over.