

DON MILLER LAND CO., INC.

226 N. Broadway, P.O. Box 725, Hartington, NE 68739

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LEGAL DESCRIPTION: The West Half (W 1/2) of Lot Eleven (11) and Twelve (12), Block Four (4), Original Town of Coleridge, Cedar County, Nebraska

ADDRESS: 215 W. Cedar
Coleridge, NE 68727

ASKING PRICE: \$35,000.00

DESCRIPTION: 2 bedroom, single story home with full bath and main floor laundry. Super single detached garage with workshop. Home has maintenance free siding, attractive corner lot, nicely decorated inside with some newer floor coverings. Ready for a new owner!

<u>Square Footage:</u> 813 sq. ft.	<u>Lot Size:</u> 75' x 142'
<u>Bedrooms:</u> 2	<u>Bath:</u> 1
<u>Basement:</u> Full, unfinished	<u>Garage:</u> Super single detached
<u>Laundry:</u> Main floor	<u>Heating/Cooling:</u> Forced Air Gas Furnace/Central Air
<u>2009 Taxes:</u> \$853.61	<u>Style:</u> Single Story

All information presented on this property is from sources deemed reliable; however, it is not warranted. Interested parties should verify all information to their satisfaction.

**Please contact Chris or Tom for more information or to schedule a showing.
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