

DON MILLER LAND CO., INC.

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

Chris Miller, Broker
Tom Grube, CR Appraiser
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LEGAL DESCRIPTION: a 90' x 130' lot located in Pt. of the W 1/2 of the SW 1/4 of Section 9, Township 29 North, Range 2 East of the 6th P.M., Cedar Co., Nebraska...Northwest Corner of Block 26

ADDRESS: 117 Sunset Drive
Coleridge, NE 68727

ASKING PRICE: \$77,000.00

DESCRIPTION: Nice large, 3 bedroom ranch style home with attached double garage. Eat-in size kitchen, full bath with handicap "wheel chair" shower, walk-out basement, fenced in backyard and much more!

<u>Square Footage:</u> 1,144 sq. ft.	<u>Lot Size:</u> 90' x 130'
<u>Bedrooms:</u> 3	<u>Bath:</u> 2
<u>Basement:</u> Yes (walk-out)	<u>Garage:</u> Attached Double
<u>Laundry:</u> On main floor	<u>Heating/Cooling:</u> Forced Air Furnace/Central Air
<u>2010 Taxes:</u> \$1,371.06	<u>Style:</u> ranch

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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