

DON MILLER LAND CO., INC.

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

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LEGAL DESCRIPTION: Pt of the SW ¼ SE ¼ Section 25, Township 32 North, Range 1 East of the 6th P.M., Cedar County, Nebraska.

ADDRESS: 400 W. 889 Rd.
Bow Valley, NE 68739

ASKING PRICE: \$174,900.00

DESCRIPTION: Well cared for 3-4 bedroom home with attached super single garage. Lots of custom built cabinets, large eat-in kitchen, master bath off master 1st floor bedroom, large spacious lot with several out buildings including heated shop. A must see home with many upgrades.

<u>Square Footage:</u> 2,107 sq. ft.	<u>Lot Size:</u> approx. 1.25 +/- acres
<u>Bedrooms:</u> 3	<u>Bath:</u> 2 ½
<u>Basement:</u> Partial, partially finished	<u>Garage:</u> Single attached & detached garage/shop
<u>Laundry:</u> Main floor	<u>Heating/Cooling:</u> Forced Air Gas Furnace & Central Air
<u>2010 Taxes:</u> \$1,455.93	<u>Style:</u> 1½ 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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