

## 2 Bedroom Home for Sale



910 Ave C Bayard, Nebraska

### *Features and Facts*

- ❖ Legal: Lot 5 Neighbors Addition to Bayard, Morrill County, Nebraska.
- ❖ Property Taxes: \$286.64
- ❖ Year Built 1920
- ❖ Corner Lot: 135'X50'
- ❖ Fenced Back Yard
- ❖ Cement Patio
- ❖ Detached Garage 26'X15'
- ❖ Bay Window in Living Room

This home has been remolded, new wiring, plumbing, windows, siding and the wood privacy fence in the back yard. The front yard has large silver maple tree that shades the entire lot in the afternoon. The island in the kitchen has an electrical outlet on each end, making this a very functional kitchen.

### *Amenities*

- ❖ Built in Dishwasher
- ❖ New Gas Hot Water Heater
- ❖ Utility Room Main Level
- ❖ Ceiling Fans
- ❖ 100 Amp Electric Service
- ❖ Range
- ❖ R.O. System
- ❖ City of Bayard  
Electric, Water, Sewer, Trash Removal -Avg\$135.00/month
- ❖ Source Gas  
High- \$98.00  
Low- \$ 15.00  
Average- \$56.00

**Many updates were added to the property: wiring, plumbing, windows, insulation, water heater, siding and many more.**

*The information contained herein has been obtained from sources believed to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Buyer should make Their own investigations & inspections*

### *Room Sizes*

- ❖ 864 Sq. Ft. of Living Area
- ❖ Kitchen 12' X 12'
- ❖ Living Room 16' X 11'6"
- ❖ 2 Bedrooms-  
(1) Upstairs 11' X 11' 6"  
(2) Master 13' 9"X11' 6"
- ❖ 1 Bath

**PRICE: \$39,900.00**

For Information and Showing  
contact Steve Erdman  
308-631-4655

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