

# Home for Sale



**634 North County Road  
Broadwater, Nebraska**

## *Features and Facts*

- ❖ Legal: All of Lot 4, and all that part of Lot 3, Lying West of the Browns Creek Irrigation Canal, Mercer Addition to the Village of Broadwater, Morrill County, NE
- ❖ Property Taxes: \$620.90
- ❖ Year Built – Approx. 1921
- ❖ Lot Size: 120'x150' & 150'x300'
- ❖ Stucco Exterior
- ❖ 2-Wall AC Units
- ❖ 2-Car Ports
- ❖ 24' x 44' Shop
- ❖ Chicken House
- ❖ Garden Spot
- ❖ Garden Shed 6'x8'

## *Amenities*

- ❖ Wood Burning Stove
- ❖ Huge Master Bedroom
- ❖ Water Softener
- ❖ Reverse Osmosis
- ❖ Refrigerator
- ❖ Dishwasher
- ❖ Village of Broadwater Includes:  
Water - \$32.75 Base with  
\$3.00/1000 gal.
- ❖ Sewer - \$7.00
- ❖ Trash - \$17.60
- ❖ Electric – Average \$50-55.00
- ❖ Source Gas  
High \$60.00  
Low \$20.00  
Average \$37.00

*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*

Total Square Feet: 1,328

- ❖ Living Room 25'x15'
- ❖ Kitchen 11'.5"x13.5"
- ❖ Bedrooms:  
(1) 25'x15'  
(2) 9.5"x15'
- ❖ 1-Bath
- ❖ Partial Basement

**Established Spruce & Cedar  
Trees, Large Back Yard with  
lots of room to live and play!**

**PRICE: \$25,000.00**

**KRAUPIE'S**

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