



Schow Realty, Inc.

210 North Oak St.; P.O. Box 98

Paxton, NE 69155

Ph.: (308) 239-4297

Fax: (308) 239-2397

Kyle Schow, Broker Cell: (308) 289-3772



INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED

| | | |
|-----------------|---|------------------|
| ADDRESS: | 307 Sarben Road – Paxton, NE | \$119,000 |
| LEGAL: | PT OF LOT 5, 85 X 200, OUTLOTS 4-13-35 | |

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| LOT SIZE: | 85 X 200 |
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|------------------|-------------------|---------------|-------------|---------------|--|---------------|-------------|
| BEDROOMS: | 5 | BATHS: | 2 | STYLE: | | AGE: | 1960 |
| SQ. FT.: | 2648 total | MAIN: | 1848 | UPPER: | | LOWER: | 800 |

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|--------------|---|---|-------------------|-------------------------|------------------------|--|
| LIVING ROOM: | 15 ft 8 in x 31 ft 8 in | M | A/C | CA – 2 units | % FINISHED BASEMENT | Approx 90 percent |
| DINING ROOM: | (Included with living room) | | HEAT | FA gas – 2 units | ROOF | Asphalt shingles |
| KITCHEN: | 9 ft 6 in x 15 ft 6 in | M | FIREPLACE | Corn/pellet stove | EXTERIOR | Hardboard |
| FAMILY ROOM: | 14 ft 5 in x 14 ft 11 in | L | REFRIGERATOR | Amana side by side | UNDERGROUND SPRINKLERS | No |
| BEDROOM: | Master - 10 ft 3 in x 15 ft 4 in | M | DISHWASHER | Roper | OPEN PATIO | |
| BEDROOM: | West – 10 ft 3 in x 13 ft 3 in | M | GARBAGE DISPOSAL | Yes | PORCH | Yes |
| BEDROOM: | Middle – 9 ft 7 in x 9 ft 8 in | M | RANGE | Maytag elec – like new | DECK | Yes |
| BEDROOM: | East – 11 ft x 15 ft 4 in | M | OVEN | | WINDOWS | Storms |
| BEDROOM: | Bsmt - 11 ft 7 in x 11 ft 9 in (egress window) | L | WATER SOFTENER | Yes – owned | DOORS | Storms |
| BATH: | West – 4 piece | M | RANGE HOOD | With like new microwave | GARAGE OPENER | Yes but may not work |
| BATH: | Master bath – 3 piece | M | CARPET | Yes | TAXES | 2009 - \$1636.70 |
| Extra Room: | 11 ft 3 in x 17 ft 7 in (could be used as a formal dining room) | M | WINDOW TREATMENTS | Yes | ZONING | Residential |
| BASEMENT: | Approx 800 sq ft | L | SMOKE DETECTOR | Yes | AVG UTILITIES | Nat gas \$55/month Elec \$134/month |
| GARAGE: | Detached 22 ft x 32 ft | | WATER HEATER | 40 gal gas | | |
| UTILITY: | Basement | | | | | |

REMARKS: Looking for a home in Paxton big enough for a family? Look no further! This home features a total of 5 bedrooms with 2 bathrooms. A third bathroom is "roughed in" in the basement utility room. The huge dining/living room, master bedroom, master bathroom and basement were added approximately 7 years ago, more than doubling the square footage of the home. Patio doors from the living room lead to the deck in the backyard. The refrigerator, electric cooktop stove and "above stove" microwave are all like new and all stay with the house. Also included is the corn/pellet stove in the living room. The detached garage has a finished portion that was used as an office but would make a great hobby room or small shop. Next to the garage is a chain link fenced dog pen. All of this sits on a nice sized lot with plenty of room for play in the backyard. Homes with this much room are very hard to find in Paxton!

DIRECTIONS: East side of Paxton on Highway 30 to Sarben Road. North approx. 1 ½ blocks. Right-hand (east) side of road street.

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| EXCLUSIONS: | | OWNER PHONE # (H): | |
| OWNER: | Jason Bricker and Shelly Bricker | OWNER PHONE # (W): | |
| KEY #: | | RENTER NAME: | |
| OCCUPIED: | YES | RENTER PHONE #: | |
| LIST DATE: | 1/18/2010 | EXPIRE DATE: | 12/15/2010 |
| LISTING AGENT: | Kyle Schow | EMAIL: | kyle@schowrealty.com |