



2121 East Hwy 30
 Paxton, NE 69155
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 Kyle Schow, Broker



INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED – VISIT OUR WEB PAGE – WWW.SCHOWREALTY.COM

ADDRESS:		240 Maple Street – Sutherland, NE 69165			\$185,000	
LEGAL:	O.T. Sutherland S.74' 1,2 & S.74' E.5' 3 1			LOT SIZE:		

BEDROOMS:	4	BATHS:	1 ¾	STYLE:	Ranch	AGE:	1961
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SQ. FT.:	2,125	MAIN:		UPPER:		LOWER:	
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LIVING ROOM:	14ft 5in x 17ft 4in		A/C	CA – East half	% FINISHED BASEMENT	None
DINING ROOM:			HEAT	FA gas – east half Elec baseboard west	ROOF	Asphalt Shingles
KITCHEN:	11ft x 11ft		FIREPLACE	Woodburning stove	EXTERIOR	Brick & hardboard siding
FAMILY ROOM:	18ft 8in x 19ft 9in		REFRIGERATOR	Yes	UNDERGROUND SPRINKLERS	None
BEDROOM:	SE 11ft 6in x 11ft 11in Hardwood floor		DISHWASHER	None	OPEN PATIO	Yes
BEDROOM:	SW 9ft 11in x 11ft 6in Hardwood floor		GARBAGE DISPOSAL	None	PORCH	None
BEDROOM:	N 12ft 5in x 14ft 6in Cement floor		RANGE	Yes – Dec. 2022	DECK	None
BEDROOM:	W 13ft 1in x 13ft 7in Cement floor w/carpet piece		OVEN	Yes – Dec. 2022	WINDOWS	Most replaced within 10 yrs.
			WATER SOFTENER	Yes – don't know if works	DOORS	Storm
BATH:	East (pink) 3 piece		RANGE HOOD	None	GARAGE OPENER	
			CARPET	None	TAXES	2022 - \$2,919.76
BATH:	West 4 piece.		WINDOW TREATMENTS	Yes	ZONING	
BASEMENT:	None		SMOKE DETECTOR	Yes	AVG UTILITIES	Electricity: \$158/month
GARAGE:	Detached 30 ft x 52 ft		WATER HEATER	50 gallon gas Feb. 2023		Natural Gas: \$97/month
UTILITY:	8ft x 12ft					Water/sewer/trash: \$75/month

REMARKS: Location, location! Tax assessed 2125 sq ft, single level home one-half block south of the school and only a short walk from main street! 4 bedrooms, 1 ¾ bathrooms. Large family room with woodburning stove and sliding glass doors leading to an inviting patio area. Forced air gas furnace (crawl space) and central air conditioning in the east half of the home. Electric baseboard heat in the west half. Beautiful hardwood floors in the living room. Attached 2 car garage with shop area to the west. Brick and hardboard siding exterior. Most windows updated in the last 10 years. Call or text Kyle at (308) 289-3772 to see this easily accessible home!

DIRECTIONS:

EXCLUSIONS:		OWNER PHONE # (H):	
OWNER:	Lane and Bodelle Hall	OWNER PHONE # (W):	
KEY #:	Lock box on the front door.	RENTER NAME:	
OCCUPIED:	YES	RENTER PHONE #:	
LIST DATE:	7/13/2023	EXPIRE DATE:	12/30/2023
		LISTING AGENT:	Kyle Schow (308) 289-3772