

## ALL FIELDS DETAIL



<b>MLS #</b>	Temp-9791	<b>BEDROOMS</b>	FOUR
<b>Asking Price</b>	\$325,000	<b>TOTAL BATH</b>	TWO
<b>Status</b>	Partial Listing	<b>GARAGE CAPACITY</b>	TWO
<b>Class</b>	RESIDENTIAL	<b>GARAGE TYPE</b>	ATTACHE
<b>Type</b>	ACREAGE		D
<b>Area</b>	O'NEILL	<b>STYLE</b>	RANCH
<b>Address</b>	49206 Paul Road	<b>SQ. FT. ABOVE</b>	2001-2300
<b>City</b>	O'Neill	<b>GROUND</b>	
<b>State</b>	NE	<b>APPROX. AGE</b>	41-60 YRS
<b>Zip</b>	68763	<b>BASEMENT</b>	YES
<b>Sale/Rent</b>	For Sale	<b>WATERFRONT</b>	NONE
<b>IDX Include</b>	Y	<b>AUCTION</b>	NO



## GENERAL

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent</b>	Megan Heiss - Cell: 402-340-5160	<b>Listing Office 1</b>	Stracke Realty, LLC - Off: 402-340-2990
<b>Listing Date</b>	7/22/2024	<b>YEAR BUILT</b>	1969
<b>Apprx. Sq. Ft: Upper</b>	0	<b>Apprx. Sq. Ft: Main</b>	2,078
<b>Apprx. Sq. Ft: Grdn Lvl</b>	0	<b>Apprx. Sq. Ft: Basement</b>	1,000
<b>Apprx. Sq. Ft: % Finished</b>	100	<b>Apprx Sq Ft Above Ground</b>	2078
<b>Apprx Total Square Feet</b>	2078	<b>Original Price</b>	\$325,000
<b>Associated Document Count</b>	0	<b>Update Date</b>	7/22/2024
<b>Status Date</b>	7/22/2024	<b>Hotsheet Date</b>	7/22/2024
<b>Price Date</b>	7/22/2024	<b>Input Date</b>	7/22/2024 9:22 PM
<b>Geocode Quality</b>	Exact Match	<b>Picture Count</b>	43
<b>Input Date</b>	7/22/2024 9:22 PM	<b>Update Date</b>	7/22/2024 9:28 PM
<b>Video Count</b>	0		

## FEATURES

<b>LIVING ROOM</b>	<b>LAUNDRY</b>	<b>WATER HEATER</b>	<b>POSSESSION</b>
FIREPLACE	MAIN	ELECTRIC	AT CLOSING
CARPET	OFF KITCHEN	<b>HEATING/COOLING</b>	<b>EXTERIOR FEATURES</b>
<b>DINING ROOM</b>	ELECTRIC	HEAT PUMP	HARDBOARD
FORMAL	VINYL	<b>ROOF</b>	STORAGE SHED
KIT/DIN COMBO	<b>BASEMENT</b>	ASPHALT	DECK
SLIDING GLASS DOOR	PARTIAL	<b>OTHER ROOMS</b>	PATIO
VINYL	FULLY FINISHED	MASTER BATH	COVERED PATIO
<b>KITCHEN</b>	<b>INTERIOR SPECIAL FEATURES</b>	WORKSHOP	COVERED DECK
ELECTRIC RANGE	GARAGE DOOR OPENER	MUD ROOM	CEMENT BOARD
DISHWASHER	WATER SOFTNER OWNED	<b>FIREPLACE</b>	<b>SHOWING INSTRUCTIONS</b>
GARBAGE DISPOSAL	WALK IN CLOSETS	ONE	CALL AGENT
REFRIGERATOR			<b>HOME WARRANTY</b>
MICROWAVE			NO
PANTRY			
EAT-IN			
VINYL			
SOME APPLIANCES INCL.			

## FINANCIAL

<b>PARCEL #</b> 450539400	<b>TAXES</b> 2,646.30
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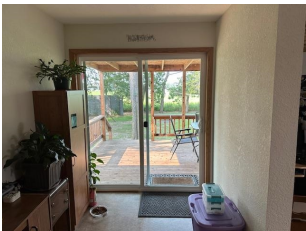
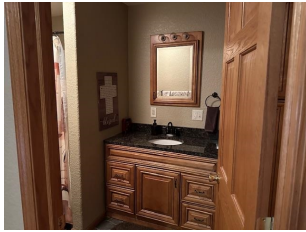
## REMARKS

**Remarks** Welcome to this low maintenance, move in ready and well cared for ranch style home. It offers a host of appealing features including 4 bedrooms and 2 bathrooms giving you plenty of space for family and guests. Recent updates throughout ensure modern comfort along with a nice fireplace that you can cozy up to in the living room. It also features a big kitchen perfect for cooking and entertaining. You'll love the outdoor back deck and front patio this place has to offer. Featuring a large storage

## ADDENDUM

**Addendum** shed and an extra detached garage will give you plenty of room for tools, equipment and additional vehicles. The oversized attached 2 car garage provides extra room for storage and a nice work space. The nice finished basement also provides plenty of room for another family room and still have room for storage. This home is perfect for those seeking a blend of modern updates and practical amenities all within a close proximity to town! Contact Megan at 402.340.5160 or [megan@strackerealty.com](mailto:megan@strackerealty.com) to set up your private showing.

## ADDITIONAL PICTURES





**DISCLAIMER**

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified. The listing broker's offer of compensation is made only to Participants of the MLS where the listing is filed.