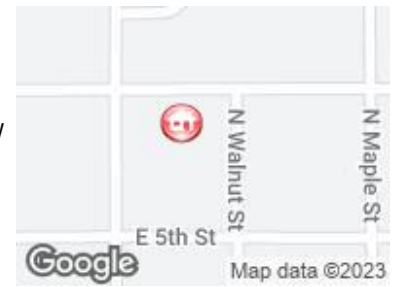


## ALL FIELDS DETAIL



<b>MLS #</b>	Temp-7959	<b>BEDROOMS</b>	THREE
<b>Asking Price</b>	\$92,000	<b>TOTAL BATH</b>	ONE
<b>Status</b>	New Listing	<b>GARAGE CAPACITY</b>	ONE
<b>Comment</b>		<b>GARAGE TYPE</b>	ATTACHED
<b>Status</b>	Partial Listing	<b>STYLE</b>	BUNGALOW
<b>Class</b>	RESIDENTIAL	<b>SQ. FT. ABOVE</b>	1401-1600
<b>Type</b>	SINGLE FAMILY	<b>GROUND</b>	
<b>Area</b>	AINSWORTH	<b>APPROX. AGE</b>	61+
<b>Address</b>	545 N Walnut Street	<b>BASEMENT</b>	YES
		<b>WATERFRONT</b>	NONE
<b>City</b>	Ainsworth	<b>AUCTION</b>	NO
<b>State</b>	NE	<b>Marketing</b>	New features,
<b>Zip</b>	69210	<b>Comments</b>	perfect starter
<b>Sale/Rent</b>	For Sale		with room to
<b>IDX Include</b>	Y		grow!!



## GENERAL

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Number of Acres</b>	0.18	<b>Price Per Acre</b>	\$511,111.11
<b>Agent</b>	Stacey Stracke - Cell: 402-340-2990	<b>Listing Office 1</b>	Stracke Realty, LLC - Off: 402-340-2990
<b>Listing Date</b>	4/18/2023	<b>YEAR BUILT</b>	1931
<b>LOT SIZE</b>	53.33' x 150'	<b>ELEMENTARY SCHOOL</b>	Ainsworth
<b>JR. HIGH SCHOOL</b>	Ainsworth	<b>SENIOR HIGH SCHOOL</b>	Ainsworth
<b>Apprx. Sq. Ft: Upper</b>	0	<b>Apprx. Sq. Ft: Main</b>	1412
<b>Apprx. Sq. Ft: Grdn Lvl</b>	0	<b>Apprx. Sq. Ft: Basement</b>	1412
<b>Apprx. Sq. Ft: % Finished</b>	50	<b>Apprx Sq Ft Above Ground</b>	1412
<b>Apprx Total Square Feet</b>	2824	<b>Original Price</b>	\$92,000
<b>Associated Document Count</b>	1	<b>Sales Broker Compensation</b>	Office
<b>Update Date</b>	4/22/2023	<b>Status Date</b>	4/21/2023
<b>Hotsheet Date</b>	4/21/2023	<b>Price Date</b>	4/21/2023
<b>Input Date</b>	4/21/2023 2:50 PM	<b>AVERAGE GAS</b>	\$92
<b>AVERAGE ELECTRIC</b>	\$110	<b>UTILITY REMARKS</b>	W/S/T \$80
<b>Geocode Quality</b>	Exact Match	<b>Picture Count</b>	2
<b>Input Date</b>	4/21/2023 2:50 PM	<b>Update Date</b>	4/22/2023 8:38 PM
<b>Video Count</b>	0		

## FEATURES

<b>DINING ROOM</b>	<b>BASEMENT</b>	<b>HEATING/COOLING</b>	<b>STREET/ROAD</b>
FORMAL	FULL	GAS FORCED AIR	CITY MAINTAINED
<b>KITCHEN</b>	<b>INTERIOR SPECIAL FEATURES</b>	CENTRAL AIR	<b>LANDSCAPING</b>
ELECTRIC RANGE	SECURITY SYSTEM	<b>OTHER ROOMS</b>	WOOD FENCE
DISHWASHER	<b>WINDOW COVERING</b>	ENCLOSED PORCH	ESTABLISHED YARD
GARBAGE DISPOSAL	ALL	<b>POSSESSION</b>	<b>SHOWING INSTRUCTIONS</b>
REFRIGERATOR	<b>WATER HEATER</b>	AT CLOSING	CALL AGENT
SOME APPLIANCES INCL.	GAS	<b>UTILITIES</b>	
<b>LAUNDRY</b>		CITY WATER	
MAIN		CITY SEWER	
WASHER		NATURAL GAS	
DRYER		ELECTRICITY	

## FINANCIAL

<b>PARCEL #</b>	90010256	<b>TAXES</b>	638.56
<b>TAX YEAR</b>	2022		

## REMARKS

**Remarks** Many new features! Perfect starter with room to grow! The main floor consists of a living room, dining room, kitchen and pantry, bathroom and three bedrooms. With laundry hookups on both the main floor and in the basement, you can decide for yourself which location works best for you!

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**ADDENDUM**

**Addendum** Check out this 3 Bed, 1 Bath home in Ainsworth with many new features! Built in 1927, this 1,412 square foot home is the perfect starter home with room for growth! The main floor consists of a living room, dining room, kitchen and pantry, bathroom and three bedrooms. With laundry hookups on both the main floor and in the basement, you can decide for yourself which location works best for you! Although the basement is currently unfinished, there is a non-conforming bedroom as well as a storm shelter and lots of potential for additional space! Recent updates include: a new roof (2019), recently painted exterior (2017), new basement windows, new water heater (approx. 2015 or newer), new tub /shower & bathroom fan (currently needing installation) and central air & heat (2 years & 4 years old, respectively). All of these recent updates means more time for you! Completed by an attached 1 car garage, a fenced in & newly landscaped backyard, this home is ready for new owners! Be sure to check it out!

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**ADDITIONAL PICTURES**

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**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.