



**\$120,000**

**SIDNEY, NE,**

<https://wolffpakre.com>

- SINGLE FAMILY
- RESIDENTIAL
- PENDING/CONTINGENCY

Perfect starter home, downsizer or investment opportunity! This home just over 1,000 square feet of main floor living space with 3 bedrooms, bath and main floor laundry just off the kitchen. Basement is unfinished and ready for new owners to put their personal finishing touch on it. Schedule your tour today!

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## **Rooms & Units Description**



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Phone: 3082493088

**Bedroom: Main: 3**

**Mstr Bdrm:**  
**Level: M**

**Mstr Bdrm: Size:** 10x12.11

**Bedroom 2:**  
**Level: M**

**Bedroom 2: Size:** 10x10.11

**Bedroom 3:**  
**Level: M**

**Bedroom 3: Size:** 11x9.11

**Baths: Main:** 1  
**LIVING ROOM:**  
CARPET

**Living Room: Level:** M

**Living Room:**  
**Size:**  
11.11x18.5

**KITCHEN:** ELECTRIC RANGE,DISHWASHER,REFRIGERATOR,MICROWAVE,EAT-IN,VINYL,SOME APPLIANCES INCL.

**Kitchen: Size:**  
10x10.11

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## Location Details

**Property Area:** SIDNEY NE

**SENIOR HIGH SCHOOL:** Sidney High School

**STREET/ROAD:** PAVED,CITY  
MAINTAINED,SIDEWALK

**LANDSCAPING:** AUTO SPRINKLER,CHAIN  
FENCE,FAIR

**ZONING:** R1

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## Property Details

**STYLE:** BUNGALOW

**SQ. FT. ABOVE GROUND:** 1001-1200

**APPROX. AGE:** 61+

**AUCTION:** NO

**Foreclosure:** No

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## Property Features



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**GARAGE CAPACITY: ONE**

**GARAGE TYPE: ATTACHED**

**BASEMENT: YES, FULL**

**UTILITIES: CITY WATER,CITY SEWER,NATURAL GAS,ELECTRICITY**

**ROOF: COMP/SHINGLE**

**LAUNDRY: MAIN,OFF KITCHEN,BEDROOM LEVEL,VINYL**

**EXTERIOR FEATURES: STORAGE SHED,GUTTERS**

**HEATING/COOLING: ELECTRIC FORCED AIR,GAS FORCED AIR,HEAT PUMP,CENTRAL AIR**

**WATER HEATER: ELECTRIC,40 GAL+**

**CONSTRUCTION: FRAME**

**POSSESSION: AT CLOSING**

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## Fees & Taxes

**TAXES: \$1734.20**

**TAX YEAR: 2025**

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## Courtesy of

**Office Name: AnderLand Realty, LLC, CALL AGENT,LOCK BOX,VACANT**



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