



FOR SALE

1,232 Sq. Ft.

Atkinson, Nebraska



EQUAL HOUSING
OPPORTUNITY

WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

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information on this property.**

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PHYSICAL ADDRESS: 304 Riverview Drive – Atkinson, NE 68713

LEGAL DESCRIPTION: Atkinson Village; A V W addition, Block 1, South 40' of Lot 17, North 40' of Lot 18, in Section 32, Township 30N, Range 14 west of the 6th PM, Holt County, Nebraska

PROPERTY DESCRIPTION: 1,232 square foot, single story home. Located in a quiet neighborhood and just west of the West Holt Memorial Hospital. The home features 3 bedrooms, 1 full bath on the main floor, and an open kitchen with a sliding patio door to the raised wooden deck. Living room with a large picture window and a wood fireplace. The lower level offers a 4th bedroom with Ingress/Egress window, ¾ bathroom and canning kitchen. The exterior home is brick with asphalt shingles. Large backyard with privacy fence and access on the north side of the home.

UTILITIES: NPPD average electricity is approximately \$90.00 per month
Black Hills Energy - \$115.00 per month.
City of Atkinson approximately \$81.00 per month

REAL ESTATE TAXES: \$2,199.42

PRICE: \$244,900 Cash to Seller – The Seller is a Nebraska Licensed Real Estate Agent

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.





