

L-2400340



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# HOME FOR SALE

604 South Sherman Street | Wausa, Nebraska

PRICE REDUCED  
**\$139,900**

## Highlights:

- Charming home with updates throughout
- Large corner lot with mature trees
- Old character with beautiful windows and built-in storage



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For additional information, please contact:

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# Property Information

**Description:** Charming two-story home with lots of character and updates! The main floor has been updated with hardwood flooring throughout including in the newly remodeled kitchen. There are new cabinets and countertops ready for the next owner to enjoy! There are two bedrooms with large closets and an updated bathroom on the main floor as well. An open loft leaves the second story open to many possibilities of your choosing. Enjoy time on the covered porch that has been updated as well. The property has many mature trees providing ample shade for the hot summer days.

**Lot Size/Acres:** 142.30' x 100'

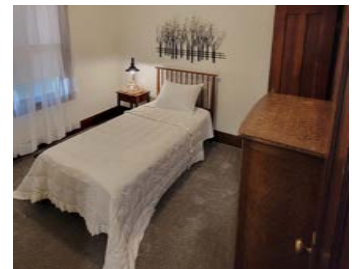
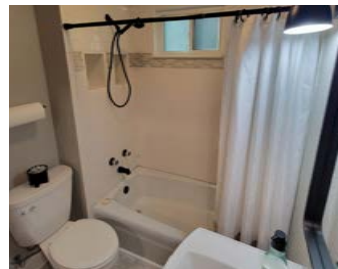
**Taxes:** \$1,055.70 for 2023

**School District:** Wausa 76R

**Price:** \$139,900



Estimated Room Sizes	
Dining Room	13'6" x 13'2"
Living Room	27' x 11'
Kitchen	13'2" x 7'6"
Master Bedroom	11'3" x 11'4"
Bedroom	9'4" x 10'8"



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.