

Peterson Land & Auction^{LLC.}

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Address: 115 High St.-Pukwana

Listing Price: Priced to Sell at \$49,500.

Property Features: Located across the street from an undisturbed, permanent GF& P wildlife production area this property affords the open space view to the West nearly as far as the eye can see! Inside is an immaculate two bedroom, two bath home with all kinds of updates and improvements.

Legal Description: Harrod Strip adjacent to West end of Lots 4 thru 6, Block 4, Original Pukwana

Property Taxes: \$204.42 (RE) \$433.22 (MH) (2007)

House Information

Structure type: Century Mobile home	Year Built: 1994	Lot size: 150' x 50'
Total Bedrooms: 2	Total Baths: 2	Siding: Vinyl
Roof: Asphalt Shingles	Windows: Single pane w/storms	Wood work: Pre-finished
Floors: Carpet, Vinyl	Interior: Paneling	Water: City
Heating: Propane fan forced (1.5 yrs old)	Cooling: Central air (1.5 yrs old)	

Other Property Features

This property has had immaculate care and tons of improvements in the last few years including but not limited to new LP furnace, new central air, concrete storm shelter, new covered deck on east side of home and new privacy fence along the eastern property line. This property is truly in move-in condition!

Dimensions

Main Floor

Main Floor Sq. Ft.: 1152 sq. ft. (16' x 72')
Living room: 14' 5" x 17'
Eat-in Kitchen: 14' 5" x 17'
Master Bedroom: 11' 4" x 14'
w/ walk-in closet
Master Bath: 5' x 9' 4"
Bedroom 2: 9' 8" x 11'
Bath: 4' 6" x 8'
Laundry nook: 2' 7" x 5'

Garage

Size: 23' x 23'
Overhead Door: 1- 18'
Walk door: 1



Personal Property Included: New stove, New Refrigerator, and all permanent window treatments.