

**SWANSON REAL ESTATE**  
201 South Lincoln  
Wallace, Nebraska  
308-387-4307  
Lynn L. Swanson, Broker



**318 South Sumner Avenue, Wallace, Nebraska**

**LEGAL DESCRIPTION:** Lands inside the city, Pt SENW 14-10-34, Wallace, Lincoln County, Nebraska

**SALIENT FACTS:** 892 SF, frame home with 2 bedrooms, 1 bath. Slate siding with recent paint. Recent interior paint and vinyl. Forced air gas furnace and central air. Roof new in 2008. Full basement with family room, bedroom and partial bath. 1 car attached garage, 1 car detached garage. Established yard and underground sprinklers.

**2008 TAXES:** \$1,202.09

**REDUCED LIST PRICE :**\$63,000

**TERMS:**10% of purchase price due with signed purchase agreement, balance due upon closing. Property conveyed by Warranty Deed and title insurance. Owner's policy paid ½ buyer, ½ seller.

Swanson Real Estate has exclusive listing on this property and our agents would be glad to assist you in purchasing this property. Contact Swanson Real Estate for appointment.

Lynn L. Swanson, Listing Broker 308-387-4307  
**[www.swansonrealty.net](http://www.swansonrealty.net)**

