

# HOME FOR SALE

LOCATED CENTRALLY IN COLUMBUS - CLOSE TO SCHOOLS!

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## LOCATION:

2506 MAHOOD DR.  
**COLUMBUS, NE**

TURN RIGHT ON MAHOOD DRIVE NORTH OF ARBY'S

## OPEN HOUSE:

SUNDAY APRIL 25, 2021  
**1:00-3:00 PM**

## LEGAL DESCRIPTION:

LOT 9 BLK D MAHOOD  
COLUMBUS



**\$204,900**



**3 BEDROOMS**



**2 BATHROOMS**



**2.5 DETACHED GARAGE**

This brick, one story home was built in 1959 with 1,480 Sq ft. on the main level and full basement with partial finish. It has 3 bedrooms, 2 bathrooms, hardwood floors and a gas fireplace on main level. Basement has wood burning fireplace, bathroom, finished area and storage. Also has 2.5 stall detached garage, fenced yard, deck and underground sprinklers. Has updated windows throughout, new roof in 2019, and water softener. Close to schools, centrally located with good access to thorough-fares in a quiet neighborhood. **MOVE IN READY!**

### LOT SIZE:

72 ft. X 115 ft.

### SCHOOL DISTRICT:

Columbus School District

### 2020 REAL ESTATE TAXES:

\$3,253.68

## SELLER: ESTATE OF DOROTHY L (POLLY) KRUMLAND

**CLOSING:** Within 30 days from date of signing Purchase Agreement. Date to be agreed between Buyer and Seller.

**TERMS:** 10% non-refundable Down Payment day of signing Purchase Agreement, with balance due at Closing.

The cost of Title Insurance and the Escrow Closing will be shared 50/50 between Buyer and Seller. Doc Stamps paid by Seller.

**POSSESSION:** Buyer obtains possession at Closing.

**SURVEY:** If survey is required it will be at the expense of the Buyer.

**REAL ESTATE TAXES:** 2020 Real Estate Taxes paid by Seller. 2021 Real Estate Taxes prorated to the date of Closing.

**NOTE:** INFORMATION BELIEVED TO BE ACCURATE, BUT NOT GUARANTEED. Property offered will be sold 'as is', where is, and in its present condition, and with no warranty. Buyer is responsible for their own inspections and inquiries of the property.

Not responsible for accidents.

**BUSS**  
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