



**Benson Ag Land Realty**  
**Presents A**  
**Brick Cape Cod Style House**



**2014 11<sup>TH</sup> AVE, SIDNEY, NE**

**\$120,000**

- Style:** Cape Cod (side gable trad.) style built in 1952
- Size:** 942 square feet
- Land:** 5,244 square foot lot
- House:** 2 bedrooms, 1 bath, wood flooring, new cabinets
- Incl:** Range, refrigerator, washer, dryer
- Garage:** attached 1-car w/opener
- HVAC:** Forced air gas furnace and central air conditioning
- Note:** new plumbing, new cabinets, 80% new electrical wiring, automatic sprinkler system, new water connection to meter,



FOR PERSONAL SHOWING CALL  
 Mike Benson

Box 202/200 W 4<sup>th</sup> St., Julesburg, Co 80737  
 (970) 474-2000; cell (970) 520-1778

web; [benenson-realty.com](http://benenson-realty.com); e-mail: [mbenson@kci.net](mailto:mbenson@kci.net) Also available on [Realtor.com](#), [Trulia](#) & [Zillow](#)

NOTICE TO PROSPECTIVE REAL ESTATE PURCHASER: Information contained herein is from sources we believe are reliable, but such information is not guaranteed or warranted. Benson Ag Land Realty LLC and Seller assume no responsibility for omissions, correction, withdrawals, or prior sales. The attached map, if any, is not intended as a survey and is for general location purposes only. Benson Ag Land Realty LLC is, or will be acting as Transaction Broker in any transaction, and will not be the agent of the Buyer.

Nebraska Outstate MLS# tbd - also on Trulia, Zillow, and Realtor.com