

MLS #: S20200751A (Active) List Price: \$49,900 (18 Hits)

408 W 12th Street Wood River, NE 68883



Type/Style: 1 1/2 Story  
 Bedrooms: 3  
 Full Baths: 1  
 Half Baths: 0  
 3/4 Bath: 0  
 Basement: Yes  
 Garage: Yes  
 Apx Abv Grnd SqFt: 1190  
 Apx Abv Grnd SqFt Range: 1001-1200  
 Apx Year Built: 1900  
 Apx Age Range: 61+  
 Price Per SQFT: \$41.93

Area: SW  
 Subdivision: First Addition  
 County: Hall  
 Zoning:  
 Elementary School: Wood River  
 Junior High School: Wood River  
 Senior High School: Wood River  
 New Construction: No

Lot Dimensions: 14000 sf	Apx Acres: 0.3200	Waterfront: No
Parcel #:	Estimated Taxes: 1612.08	Tax Year: 2020
HOA Dues:	Avg Electric Expense:	Avg Gas Expense:
Listing Conditions:	Flood Zone: No	Home Warranty:
UpplLvSF: 360	MainLvSF: 830	GrdnLvSF: 0
Bds-U: 2	Bds-M: 1	Bds-L: 0
Bths-U: 0	Bths-M: 1	Bths-L: 0
		Bds-B: 0
		Bths-B: 0
		AbvGrdBd: 3
		AbvGrdBth:
		Bsmt SF: 830
		% Fin: 0

	Level	Dimensions		Level	Dimensions
Living Room	Main	13' x 24'	Master Bedroom	Main	10' x 11.5'
Dining Room			Bedroom 2	Upper	11' x 15.5'
Family Room			Bedroom 3	Upper	11' x 12'
Kitchen	Main	10' x 16.5'	Bedroom 4		
Encl Frnt Porch	Main	8' x 14'	Detached Garage	Main	14' x 18'
Bath	Main	9' x 9.5'	Office/Den	Main	5' x 7'

**Kitchen:** Electric Range, Dishwasher, Refrigerator

**Living Room:** Fireplace, Carpet

**Dining Room:** Living/Dining Combo

**Family Room:** None

**Laundry:** Main, Other-See Remarks

**Other Rooms:** Study, Enclosed Porch

**Interior Features:** None

**Garage Details:** 1 Car, Detached

**Basement Details:** Full

**Construction/Exterior Finish:** Frame

**Fireplace:** One, Other-See Remarks

**Roof:** Asphalt

**Window Coverings:** Partial

**Water Heater:** 40 Gallons +

**Exterior Features:** Other-See Remarks

**Heating/Cooling:** Gas Forced Air, Other-See Remarks

**Landscaping:** Established Yard

**Utilities:** Water Connected, Sewer Connected, Natural Gas Connected, Electricity Connected

**Street/Road:** Paved

**Legal:** Lots 7 and 8, Block 8, and that one-half of the Vacated Street West and Adjacent to Said Lot 7, First Addition to Wood River, Hall County, Nebraska.

**Financing Remarks:**

**Directions:**

**Remarks:** Lawn Shed: approx. 8'x10'. Fireplace has no functional gas or electric insert. Furnace approx. 9 years old. Furnace is not ducted to second story -- no heat or A/C. No central air; window air conditioner included in sale. Clothes washer/dryer included in sale.

**Agent Remarks:** Two basement walls replaced in 2020. House sells "as is".

**Sub Agent:** No

**Sub Agent Co-op %:**

**Lockbox:** yes

**Buyer Agent:** Yes

**Buyer Agent Coop %:** 2

**Possession:** At Closing

**Showing Instructions:** Call Agent, Lock Box

**Surveillance System In Use:** No

**Owner:**

**Owner Phone:**

**Occupant:**

**Occupant Phone:**

**List Date:** 8/12/2020

**Expire Date:** 4/1/2021

**Under Contract Date:**

**Days on Market:** 6

**Original List Price:** \$49,900

**Display on Internet:** Yes

**Display Address:** Yes

**Allow AVM:** No

**Allow Comments:** No

**ActnPrcRng:**

**ActnDt:**

**ActnrNm:**



**Listing Office:** HGI Realty, Inc (#:23)  
**Main:** (308) 583-2262  
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**Listing Agent:** James Rennau (#:110)  
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**Agent Email:** [rennauj@bankonheritage.com](mailto:rennauj@bankonheritage.com)

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