

FOR SALE

13.77 Acres

Acres and/or Lots

Priced At:
\$254,900

LEGAL DESCRIPTION

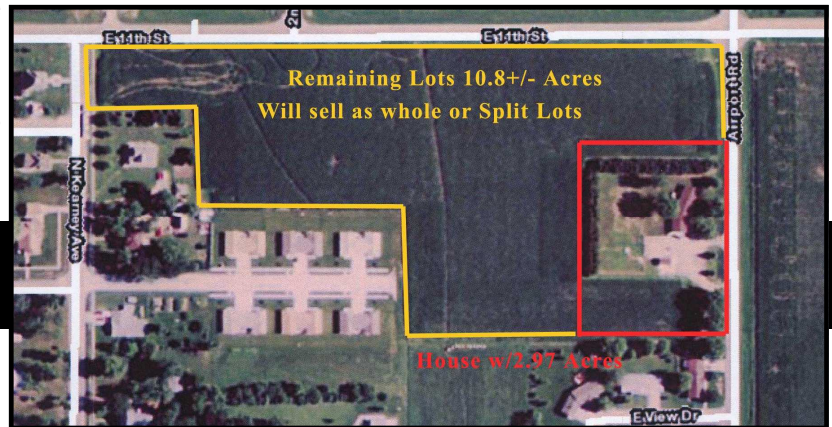
Lot 1, Pt Lot 2 & Pt N 47' of Lot 3 & Pt Lot 11 in NE 1/4 NE 1/4 Sec. 34-8-7 in Harvard City in Clay County, NE containing 13.77+/- Acres.

GENERAL DESCRIPTION

House & Acreage or Lots

This property can be sold in a combination of ways, the House with 2.97+/- acres for \$159,900 and the remaining 10.8+/- acres for \$95,000 or the whole thing for \$254,900, the owner is also willing to split the lots!!

The house is approx. 1800 sq. ft. with a 1500 sq. ft. garage. It is 3 Bedroom and very well maintained. It is all on one level with the only 2 steps out of the mud room. The side walls are 2 x 6's and the sheeting on the roof is an inch. The ceiling has almost 24" of insulation, and the garage is fully insulated. The heating and air is a heat pump. The footings around the outside are also insulated



Michael Stec,

2010TAXES: \$2,927.28



Steve Schuppan
308-380-0362



STOCK REALTY & AUCTION CO.
Land Brokers & Auctioneers

1-800-WE SELL-8
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Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on conclusions.

Photos

Room Dimensions:

Kitchen: 16' x 13'

Utility: 5'6" x 13'

Mud Room: 17' x 7'

Den/Office: 9'6" x 10'

Living Room: 21' x 13'

Main Bath: 9' x 7'

South Bedroom: 10' x 12'

West Bedroom: 11' x 13'

Master: 17'6" x 13'

Master Bath: 9'6" x 10'

Furnace/Electrical Room: 10' x 12'5"

