

# Nebraska REAL ESTATE For Sale

## ARNOLD NE ACREAGE

**LOCATION:** 37 Avenue 240, Arnold, NE. Approximately 4 miles west of Arnold, north of Highway 92.

**LEGAL DESCRIPTION:** Township 17 North – Range 26 West of the 6th P.M., Logan County, Nebraska, Section 23: IRREGULAR TRACT ALONG E SIDE NE1/4NE1/4 PART SE1/4NE1/4

**ACRES:** 14.62 taxes acres.

**TAXES:** 2019 taxes payable in 2020 are \$2,008.

**SUMMARY:** The main attraction to the nice property are the tremendous views that are nearly from all 360 degrees around the home. The home's location and abundant windows offer this nice opportunity.

Built in 2004, this well built Wardcraft home includes 1,800 square feet of living area on the main level. The main level includes an open floor plan with the living area, dining area and kitchen located within the center. The living room has large picture windows facing west and presents views of the sunsets over the hillside. The dining room has glass sliding doors facing the east to watch the beautiful sunrises. There is a nice deck off of the dining room for evenings in the shade.

To the north of the living area is one bed room, a bathroom and the laundry room. To the south of the living area is the master bedroom with master bathroom. In the southwest corner of the master bedroom there are large windows for morning and evening views of the landscape and wildlife.

Though unfinished the house includes a full basement for additional living area. There is plumbing for a bathroom in the basement. The basement also offers a nice entry way for a walkout patio.

There is a large attached 2 car garage that is accessible from the laundry room hallway. The outbuildings include a small horse barn and chicken house. The property is completely fenced and ready for your horses or child's 4H project.

**PRICE: \$280,000.00**

**CONTACT: Duane McClain, Listing Broker**

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**Nebraska Land Brokers, LLC**

North Platte, NE

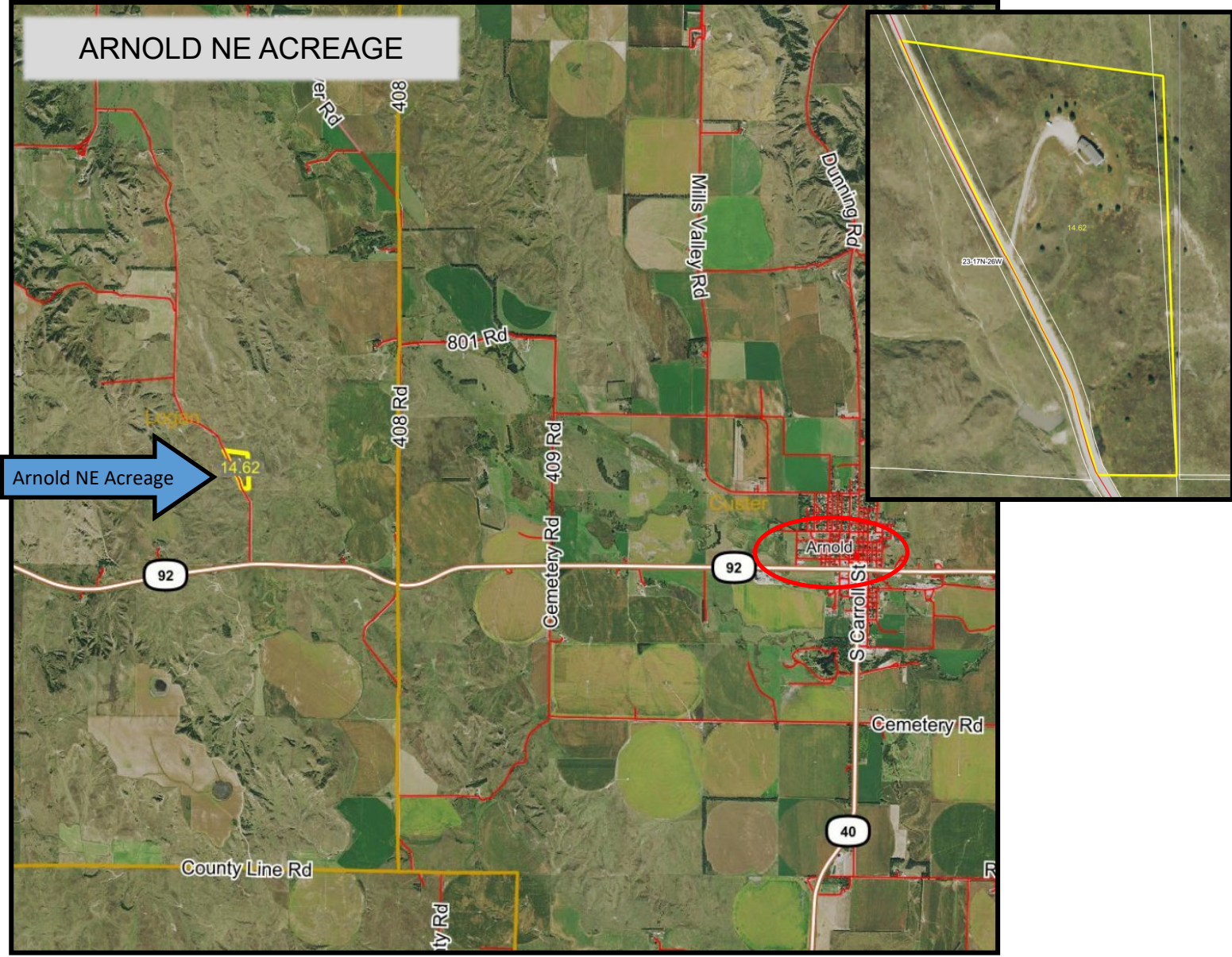
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