

LAND FOR SALE

Perkins County Rural Acreage



Location:

The property is located in north central Perkins County, Nebraska, just 12 miles south of I-80 Roscoe exchange and 1/2 mile west, or 8 miles north and 2.5 miles west of Madrid, NE. Address: 33450 Road 768, Madrid, NE.

Legal Description:

6.4 acres on Part of the NW1/4 NE1/4 Section 1-T11N -R38W of the 6th P.M., Perkins County, NE.

Acres:

6.4 acre improvement site.

Taxes:

2015 estimated taxes payable in 2016 - \$2,222

Improvements:

The 1999 single story frame home has 2,428 sq. ft., 3 bedrooms, 2 baths, and an attached garage. Outbuildings include a 1999 - 40' x 60' x 14' metal shop building with attached tool storage room, apartment, and dog run, a 2011 - 48' x 61' metal quonset, two chicken/pheasant coops with fenced runs, and a fenced livestock/horse pen.

Price:

\$265,000

Comments:

This improved acreage offers quiet rural living with modern home and excellent outbuildings.



Contact:

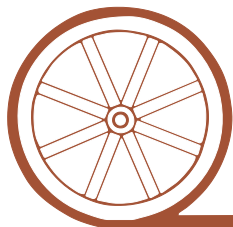
Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com
Jerry Weaver, Mike Polk, Chase Dodson, Tony Eggleston,
Don Walker, John Childears

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bruce Dodson,
Listing Agent

Offered Exclusively By:



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NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

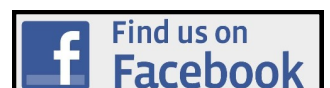
North Platte, NE 69103

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds.





Residence: The 1999 single story frame home has 2,428 sq. ft., 3 bedrooms, 2 baths, and an attached garage. Open kitchen and dining area adjacent to the living room. Deck extends into an entertainment area with grill and fireplace. Also located on the deck is a built in sauna.

Yard and Garden: The lawn is a low maintenance buffalo grass stand. A nice garden area is located near the home with fruit trees. The improvement site has rows of deciduous and conifer trees on the west, north, and east perimeter. From the home there is an open view over the fields to the south.



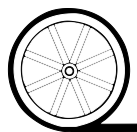
Outbuildings: Include a 1999 - 40' x 60' x 14' metal shop building with attached tool storage room and dog run. This building also has a built-in apartment with bedroom, bath, and recreation room. Other improvements include a 2011—48' x 61' metal quonset, two chicken/pheasant coops with fenced runs, and a fenced livestock/horse pen.



**Interior photos
of the Home.**



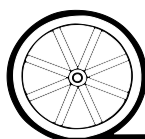
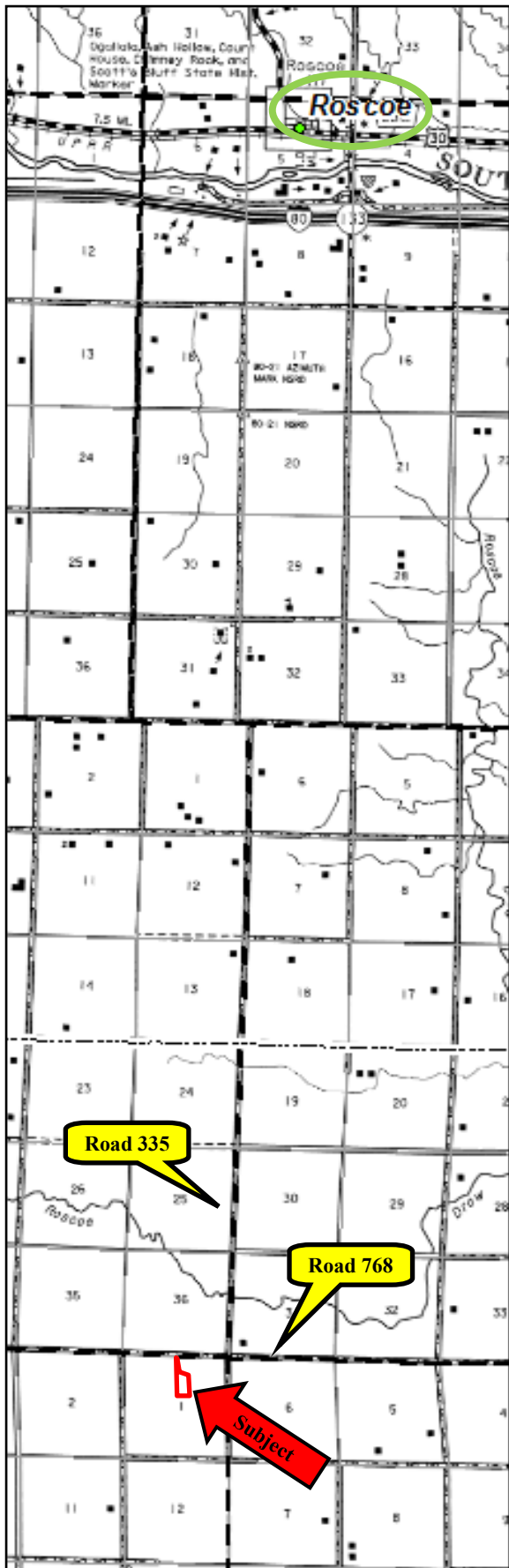
**Beautiful home with an
open floorplan.**



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