

Client Detail Report

Listings as of 04/16/15 at 8:10am

Active 04/16/15	Listing # 10121181 County: Jefferson	56970 712 Rd Fairbury, NE 68352			Listing Price: \$327,500
	Property Type	Residential	Property Subtype	Detached Residential	
	Area	SW out of Lanc.- 180			
	Beds	3	Approx Square Feet	1528 County Assessor	
	Baths	3.75	Price/Sq Ft	\$214.33	
	Year Built	1982	Lot Sq Ft (approx)	871200	
	Parcel ID	480097011	Lot Acres (approx)	20.0000	
	DOM	0			

Marketing Remark This is a super acreage. The home is very nice and the back yard is fantastic as it leads into the scenic pasture. On top of the hill you can see the town of Fairbury. An additional feature is the heated and cooled shop. This building is insulated with every amenity you can think of in a shop building. This facility is 80 X 40 with 20 ft ceilings. there is also a 32 X 20 nice lean to building on the property. This truly is a very nice acreage that is all brick exterior with a finished basement and enclosed sun room. The peaceful setting of the country yet less than a mile from the city. Call for your private showing today.

Tax Year	2014	Zoning	Out of County
Flood Zone	None	Flood Prone	No
Lot Dimensions	1	Lot Dimension Source	GIS Map
Lot Size	20.00-24.99 Acres	Lot Features	Level, Sloped, Secluded
Legal Description	E 1/2 NE 1/4 NW 1/4 Sec 13-2-2	Master Bath	Yes
Garage	2	Garage Type	Attached
Style	1.00 Story	Architectural Type	Ranch
Foundation	Pour. Concrete	Roof	Shake
Exterior	Brick	New Construction	No
Lot Inc'd. in Price	Yes	Level 1 sq.ft	1528
ApproxTotal Sq Ft	1528	Total Bsmt Sq Ft	1400
Bsmt Sq Ft Finished	1050	Basement Features	Daylight
Exterior Features	Covered Porch, Enclosed Porch/Deck, Outbuilding, Storage Shed	Appliances	Dishwasher, Range/Oven, Refrigerator
Misc. Features	Hunting Land, Horses Allowed	# of Fireplaces	1
Fireplace Type	Wood Burning	Heating	Forced Air
Heating Fuel	Electric	Cooling	Central
Living Room	21x13 Level: 1	Kitchen	13x13 Level: 1
Informal Dining Room	13x11 Level: 1	Master Bedroom	13x13 Level: 1
2nd Bedroom	10x11 Level: 1	3rd Bedroom	10x11 Level: 1
Laundry Room	6x6 Level: 1	Floor Coverings	Carpet, Vinyl
Full Baths Level 1	#1.00	3/4 Baths Level 1	#1
3/4 Baths Basement	#1	1/2 Baths Level 1	#1
Total Bath Areas	Four		

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U.S. Patent 6,910,045

