


Client Detail Report

Listings as of 04/07/15 at 6:57am

Active 04/02/15	Listing # 10120926	9479 E Birch Rd Adams, NE 68301		Listing Price: \$499,000
County: Gage				
	Property Type	Residential	Property Subtype	Detached Residential
	Area	SE out of Lanc.- 170		
	Beds	4	Approx Square Feet	2952 County Assessor
	Baths	3.75	Price/Sq Ft	\$169.04
	Year Built	2003	Lot Sq Ft (approx)	689990
	Parcel ID		Lot Acres (approx)	15.8400
	DOM	5		

School District Norris School Dist 1

Marketing Remark Could this be the perfect acreage? If your dream is a beautiful home, nice outbuilding, white fence, a pond and animals, on 15.84 acres, this property is for you. The home is in excellent condition with a fully finished basement, wet bar and theatre setting. The main floor is spacious, bright and open that gives you the natural country warm feeling. Upstairs offers a large open room for all kinds of uses, bedroom and bath. Within the confines of the privacy fence you will find a 28X40 in ground pool with a cement/cork floor and mechanical pool cover. This property includes a nice pasture and pond plus a 28X40 concrete floor building and 30X32 barn. You can choose Norris or Freeman as your school. The acreage amenities this property offers are very special. Welcome to one of the finest in the countryside.

Taxes	\$5135.52	Tax Year	2014
Zoning	Out of County	Flood Zone	None
Flood Prone	No	Lot Dimensions	irregular
Lot Dimension Source	GIS Map	Lot Size	15.00-17.49 Acres
Lot Features	Level, Sloped, Corner, Pond, Irregular	Legal Description	31.98 Acres in 35-6-7 Gage County NE
Garage	2	Garage Type	Attached
Style	1.50 Story	Architectural Type	Traditional
Foundation	Pour. Concrete	Roof	Comp./Shingle
Exterior	Brick, Vinyl	New Construction	No
Lot Inc'd. in Price	Yes	Level 1 sq.ft	1968
Level 2 sq.ft	984	ApproxTotal Sq Ft	2952
Total Bsmt Sq Ft	1968	Bsmt Sq Ft Finished	1500
Basement Features	None	Interior Features	Ceiling Fan, Wet Bar
Exterior Features	Covered Porch, Deck, Hot Tub, In Ground Pool, Outbuilding, Patio, Storage Shed	Appliances	Clothes Dryer (Elec), Clothes Washer, Dishwasher, Disposal, Microwave Oven, Range/Oven, Refrigerator, Smoke Detector
Misc. Features	Buyer Warranty, Garage Door Opener, Lake Use, Recreational, Hunting Land, Horses Allowed	Heating	Heat Pump
Heating Fuel	Propane-Rent	Cooling	Heat Pump
Living Room	16x21 Level: 1	Kitchen	17x15 Level: 1
Informal Dining Room	10x19 Level: 1	Master Bedroom	14x13 Level: 1
2nd Bedroom	12x12 Level: 1	3rd Bedroom	12x12 Level: 1
4th Bedroom	14x8 Level: 2	Laundry Room	7x13 Level: 1
Great Room	34x18 Level: 2	Floor Coverings	Carpet, Wood, Ceramic Tile
Full Baths Level 1	#1.00	3/4 Baths Level 1	#1
3/4 Baths Level 2	#1	3/4 Baths Basement	#1
Total Bath Areas	Four		

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