

# LAND FOR SALE

## North Platte Acreage



**Location:**

14 miles north of North Platte, Nebraska on Hwy 83 then 1/4 mile west on Ehlers Road.

**Legal  
Description:**

That portion of the W1/2 Section 35-T16N-R29W of the 6th P.M., Lincoln County, Nebraska, that lies north and west of Hwy 83, except for a surveyed tract of approximately 11.0 acres.

**Acres:**

63.9 tax assessed acres

**Taxes:**

2012 taxes payable in 2013 - \$1,518.76

**School District:**

Stapleton School

**Home  
& Buildings:**

The home has 3 bedrooms with one full and one 3/4 bathroom and partial basement. The kitchen and living room were recently updated. Large den room in the basement. This home has had many updates the last 5 years: new roof, windows and insulation in 2011; kitchen remodeled in 2009; new furnace and central air in 2005. This is an older but well maintained home. Lincoln County assesses the house at 1,661 square feet.

Morton Building: 24'X36' - 2 car garage with work shop area, full concrete floor, 24'X36' apron and two 9' wide X 8' tall overheard doors.

Barn: 50'X50' with steel roof & siding, concrete floor& tack room. Tie and dirt floor under horse stall area. 10'X10' overhead door and 6'X6' overhead door.

Steel Storage Shed - 8'X24'

RV Overhead Cover - 26'X36'

Storage Building - 16'X24' with adjoining open front shed 16'X24'

**Price:**

\$189,000

**Comments:**

This large rural acreage has an older home in great condition with a very useful set of outbuildings. The property has a mature windbreak and plenty of room to enjoy country living, yet a short commute to North Platte. **Showings by appointment only.**

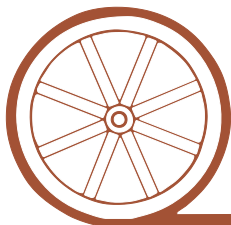
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided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



## Improvements



**West side of house**



**Fenced yard with sprinkler system  
& patio area**



**Morton Building 2 Car Garage  
& Work Shop Area**



**Barn, RV Cover & Storage Shed**



## Interior Photos



**Living Room**



**Kitchen**



**Master Bedroom**



**Bedroom #2**



**Bedroom #3**



**Den in Basement**



