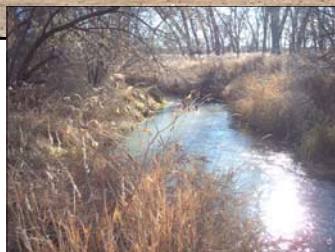


Fabulous River View Property

11± ACRE WOOD RIVER LUXURY PROPERTY

70318 Haigler Rd. • Haigler, NE



More Photos of Property at
SHAYREALTY.COM

***U**nique and tastefully-appointed home nestled along the north fork of the Republican River. With its many amenities, this property will suit discriminating outdoorsmen and nature lovers. Perfect for anyone wanting a special place to get away from it all!*

2,178 SQ. FT. TOTAL LIVING AREA

- ▶ 1,530 Sq. Ft. Main Floor Living Area
 - ~ Sunken Living Room with Gas Fireplace
 - ~ Spacious Dining/Entertaining Area with 324 Sq. Ft. Cathedral Ceiling
 - ~ Custom Kitchen with Island, Stainless Appliances, Extra Sink & Work Station
 - ~ Window-lined Breakfast Nook
 - ~ Large Master Bedroom with French Doors & Walk-in Closet
 - ~ Master Bath with Heated Towel Racks
 - ~ Utility Room/Custom Storage
 - ~ Guest 1/2 Bath
- ▶ 324 Sq. Ft. Upper Level
 - ~ Beautiful Guest Bedroom & Bath

ATTACHED GARAGE WITH LOFT

- ▶ 720 Sq. Ft. Finished Garage/Shop
 - ~ Custom Storage & Lighted Workspace
 - ~ Electric Garage Doors on East & West Ends
 - ~ Provides Extra Sleeping Area for Guests
 - ~ 324 Sq. Ft. Loft for Storage

OTHER HOME FEATURES

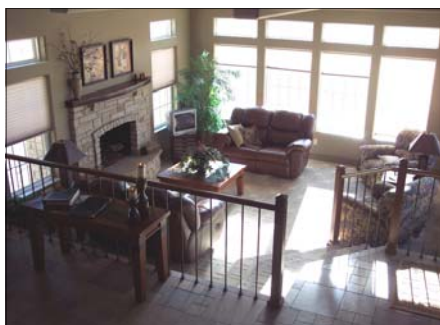
- ▶ Zoned Hot Water Heat / Central AC
- ▶ Private Septic System; City Water
- ▶ Low E Windows with Attractive Treatments
- ▶ Attractive & Abundant Indirect Lighting
- ▶ Custom Attached Pergola/Picnic Area

OTHER PROPERTY FEATURES

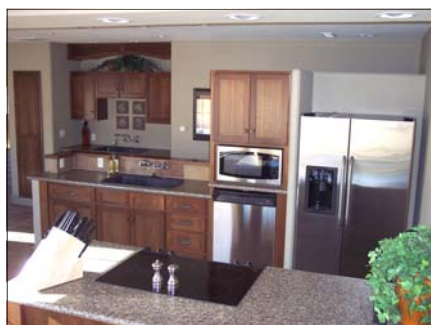
- ▶ Private Republican River Bridge & Deck
- ▶ Attractive Entry Drive & Landscaping
- ▶ Excellent Area for Deer, Turkey & Pheasant

2011 TAXES: \$2,227.94

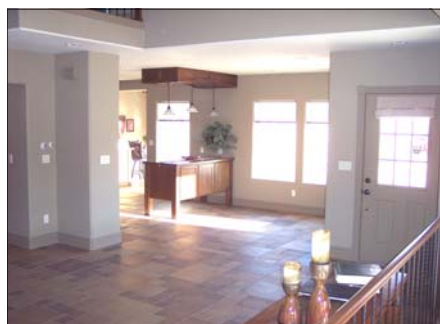
LISTED PRICE: \$305,000



Sunken Living Room w/Fireplace



One View of Custom Kitchen



Dining/Entertainment Area



River Bridge & Deck

Rodney W. Shay, Listing Broker

785-332-2566 office

785-332-5656 cell



SHAY REALTY, INC.

107 E. Washington, St. Francis, KS 67756

www.shayrealty.com

This information, while not guaranteed, is from sources believed to be reliable.

Additional Indoor Photos of Lovely Wood River Property



Breakfast Nook



View of Nook from Kitchen



Staircase from Dining Area



Master Bath & Shower



Utility Room Sink & Storage



One-Half Bath



Master Bedroom



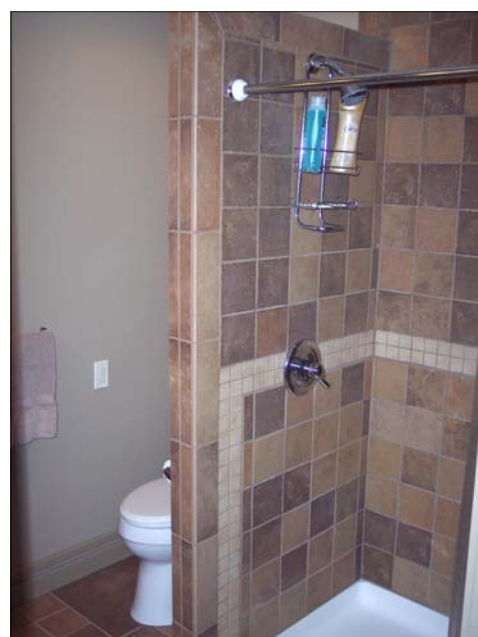
Guest Bedroom—2nd floor



West Garage Door & Storage



Front Entry from Dining Area



Guest Bathroom—2nd floor



View of West End of Garage

Additional Outdoor Photos of Lovely Wood River Property



View of Home & Pergola from South



View of Home & Circle Drive



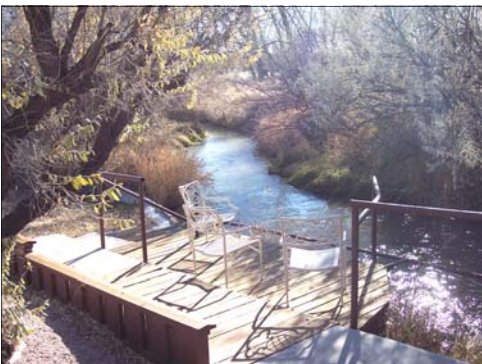
Close-up of Pergola & Patio



View of Private River Bridge



View of Bridge from South



Private Deck Retreat



Deck Retreat & Bridge



Swing & Swimming Area



More Views of the North Fork of the Republican River as it runs through Wood River Property