

## 15 MINUTES SOUTH OF CHADRON, NEBRASKA

LOCATED: From the intersection of Hwy 20 & 385 in Chadron, Nebraska: Go 8 miles south to the Chadron State Park Entrance, enter park and make an immediate left turn (south) on Camp Norwesca Rd., follow road 1.7 miles to entrance to driveway.

**70 Acres +/-**

LEGAL: Pt. of SW1/4SW1/4 of Section 6; Pt of the NW1/4NW1/4 of Section 7, all in Township 31N, Range 48, West of the 6<sup>th</sup> P.M., Dawes County, Nebraska



### MAIN HOME

4,112 Square Feet of Living Area

2056 sq. ft. on each level

R 58 Styrofoam Block House with 10 inch thick walls (to the roof line)

Cement Color Lock Siding

3 Bedrooms up and 2 Baths

Open Spacious Kitchen with Hickory Cabinets

Large Living Room with Vaulted Ceiling and Gas Fireplace

3 Bedrooms on the Lower Level with Egress Windows, 1

Bath, Large Storage Room And Large

Living/Dining/Family Room

All Pella Windows • Shake Shingles

Wrap-around Timber Tech Deck

Contoured Cement around full perimeter

French Drains all around main home in back yard and

Window Wells

50 Gal. Electric Hot Water Heater

Attached and Finished 2 Car Garage



## GUEST QUARTERS and SHOP

Kitchen & Bath on Main Floor

Beautiful Loft with Large Combination Living/Bedroom  
with walk out Deck

Shop Finished with Work Bench & plenty of space for  
Hobbies or Storage

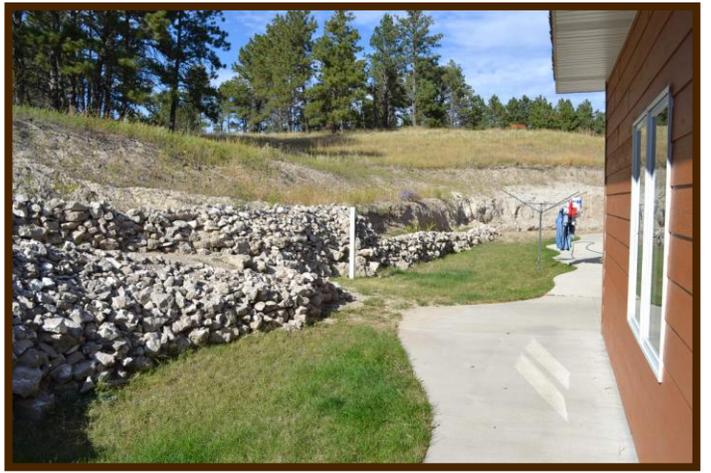
2 Overhead Doors with openers (south facing)

R 58 Styrofoam Block House with 10 inch thick walls  
(to the roof line)

Cement Color Lock Siding

Great Design for Artistry or Mounts!





## MAIN HOME ROOM SIZES

- Living Room: 14' x 39'
- Kitchen: 12' x 16'
- Master Bedroom: 15.5' x 15.5'  
with 12' x 15.5' Sitting Room and Full Bath
- Second Bedroom: 15.5' x 12'
- Third Bedroom: 11' x 11'

## BASEMENT

- Living Room: 15.5' x 39'
- Dining Area: 11' x 16'
- South Bedroom: 12' x 13'
- Middle Bedroom: 12' x 12'
- North Bedroom: 12' x 12'
- Storage/Hobby Room: 12' x 15.5'
- Bathroom: 6' x 11.5'
- Service Room: 7'8" x 15'4"

## GUEST QUARTERS ROOM SIZES

- Kitchen: 9' x 22.5'
- Open Living Room/Bedroom: 14.5' x 34'8" with 9'9" x 8'8" Area out toward Deck
- Bathroom: 7'4" x 12'
- Garage/Shop: 32' x 34' with 2 Overhead Doors

## AVERAGE UTILITIES FOR BOTH HOMES

- Summer High: \$189.16
- Summer Low: \$182.23
- Winter High \$554.94
- Winter Low: \$478.35

2010 REAL ESTATE TAX: \$7,373.12



**QUIET & SCENIC • NATURE OUT YOUR BACK DOOR!**

## HUNTER'S HAVEN

Strategically located between and adjacent to Chadron State Park in the Nebraska National Forest and Nebraska Game & Parks Land!



**NAA**  
Auctioneer

# KRAUPIE'S

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