

LAND FOR SALE

Johanson Acreage



Location:

Corner of Highway 83 and Highway 92. Four miles south of Stapleton or 24 miles north of North Platte or 16 miles west of Arnold.

Legal Description:

A tract to be surveyed in the NE1/4NE1/4 of Section 26-T17N-R28W of the 6th P.M., Logan County, Nebraska.

Acres & Taxes:

A tract to be surveyed containing 20 acres more or less. Real estate taxes estimated to be \$1,100 based on 2010 assessment.

Land Use:

Rural residential acreage with excellent mature tree windbreaks. Great highway access.

Home:

The home is 3 bedrooms, two - 3/4 bathrooms, den, recreation room, laundry room and plenty of storage room in unfinished basement area. House, lawn sprinklers system and hydrants on submersible well. Logan County assess the house at 2,008 sq ft.

Out Buildings:

Excellent metal shop/garage 44'X64' with full concrete floor. Older barn 36'X42', storage shed 30'X32', livestock shed 24'X50' and other smaller buildings.

Price:

\$199,500.00

Comments:

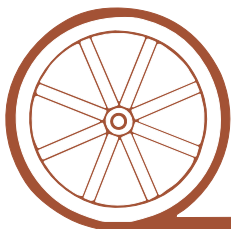
Older home in great condition with numerous outbuildings. Perfect setting to enjoy a country lifestyle but a short commute to North Platte, Stapleton or Arnold.

Showings by appointment only.

Contact:

Jerry Weaver, Listing Agent 308-534-9240 or jerry@agriaffiliates.com
Duane McClain, Loren Johnson, Mike Polk, Bruce Dodson

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

NORTH PLATTE OFFICE

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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.



Bedroom



Kitchen



Living Room



Den



Bathroom



Laundry Room



**All larger buildings have
water hydrants and electric service.**



**44'X64' Metal Shop/Garage
Full Concrete Floor**



36'X42' Barn



**Storage Shed 30'X32'
Concrete & Wood Flooring**

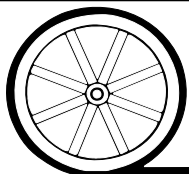
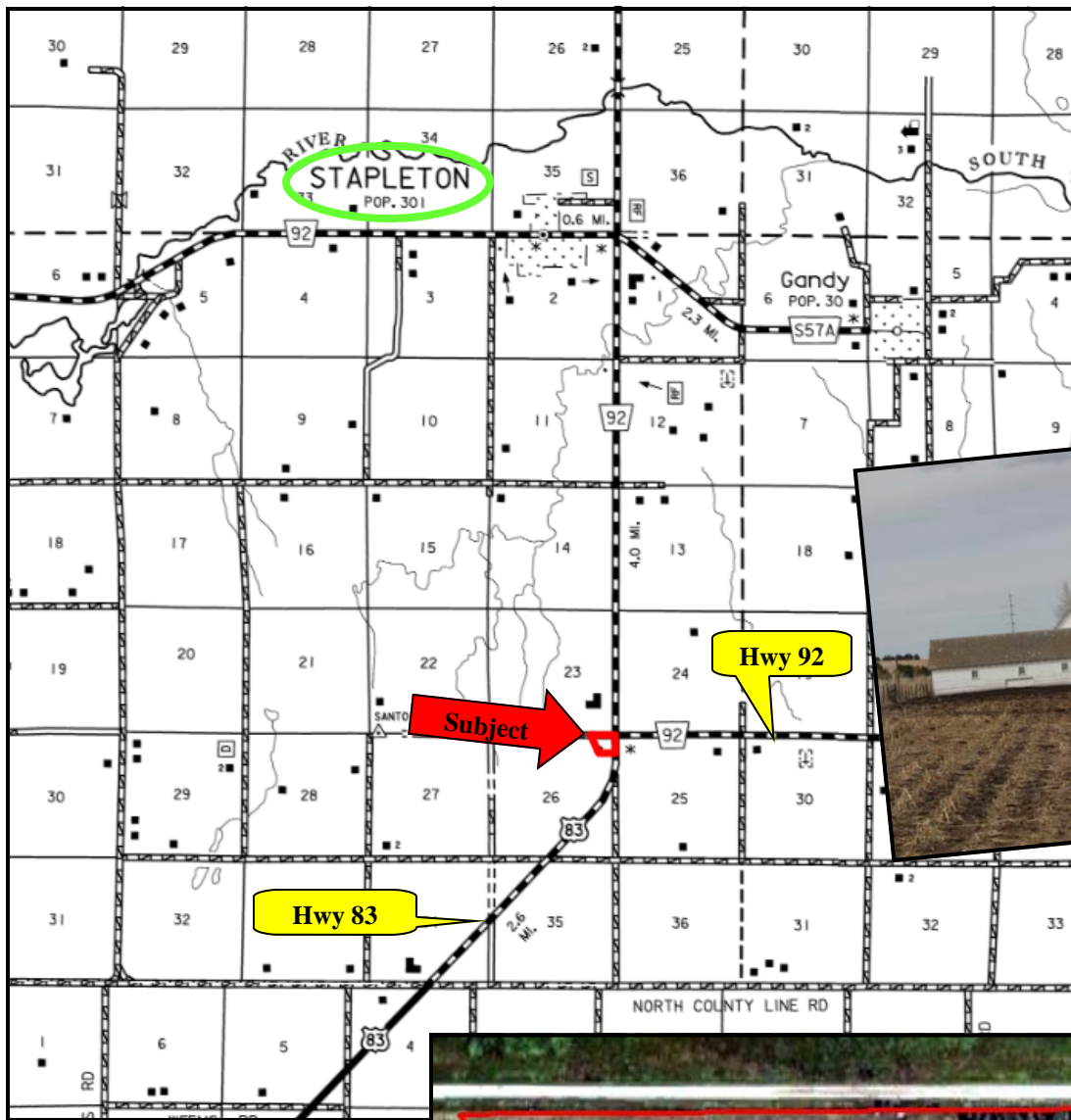


**Livestock Shed 24'X50'
Full Concrete Floor**

**If you are looking for country living, you
need not look any further than this acreage.**



Layout of Outbuildings



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