



EXCLUSIVELY PRESENTS FOR SALE

(Country living at its best, acreage with
“high end” improvements)



17980 Road 38, Oshkosh, Nebraska
\$178,500

Location: 36 acre parcel in Section E½ SE 14-15-44,



Style:	1 ½ story
Year built:	1920, entirely upgraded
Sq. Feet:	1,964 on main and upper levels combined, 1,174 in basement
Lot size:	36.16 Acres, mostly grass plus improvements
Roof:	New in 2008
Floors:	Ceramic tile on main level, mostly carpeted on 2nd level with ceramic tile in bath
Bedrooms:	One bedroom on main, one open bedroom on 2nd level, 2 potential bedrooms in basement
Baths:	One bath on main, one bath on 2nd level
Laundry:	Just off the kitchen, close to the back doors (lots of windows looking west)
Heat/AC:	Central A/C
Water / Septic:	Well water; septic system, recently installed
Taxes:	\$2070.90
Outbuildings:	2 car detached garage; barn with 1,120 sq ft, Quonset with 1,536 sq ft, plus
Brokers Note:	This property has been totally remodeled to high standards; outbuildings great for small livestock operations or an extension of a larger operation; well kept and immaculate property.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker; Box 202/200 W 4th St.,
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