

ACREAGE FOR SALE

EVERGREEN ROAD ACREAGE Buffalo County, Nebraska



LOCATION: Approximately 1 1/2 miles west of Riverdale, Nebraska on Hwy 40, then south on Evergreen Road. Start of property on north side of road between Evergreen Road and Hwy 40.

ADDRESS: 12990 Evergreen Road, Riverdale, Nebraska

LEGAL

DESCRIPTION: Part of Lot 6 and part of railroad right-of-way Section 31-T10N-R16W of the 6th P.M., Buffalo County, Nebraska.

ACRES & TAXES: 2.82 assessed acres. 2009 Real Estate Taxes - \$1,947.24

HOUSE: This home is a two bedroom, one bath, 1,014 sq.ft. ranch style house with a two car oversized garage. Home features a furnished kitchen, dining area, large living room, office, front porch, rear deck, and small storage shed. Wall air conditioning and electric ceiling radiant heat. An all electric house. Crawl space under majority of house, but does have a 4' deep, 8'X16' storm cellar/storage area.

LIST PRICE: **\$120,000 PRICE REDUCED!!**

COMMENTS: Home was built in 2001 as a retirement home. Is in excellent condition, offers good views and access. Has its own well and septic system, with existing and newer trees. Sits on east side of adjacent bluff on the Wood River, offering hunting opportunities.

CONTACT: **Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com**
David J. Frost, Assoc. Broker (308) 380-8321
Bryan Danburg, Salesperson (308) 380-3488
Kent Richter, Salesperson (308) 627-6465

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P.O. Box 1390
2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com
(308) 234-4969

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JACOBSON ACREAGE ADDITIONAL INFORMATION

Appliances

Kenmore Bottom Load Dryer
Kenmore Top Load Washer
Frigidare Self-Cleaning Oven/Smooth Top
Evergrind Garbage Disposal
Kenmore Elite Dishwasher
Kelvinator 15 cu.ft. Refrigerator w/3.3 cu.ft. of freezer space & 11.7 cu.ft. of refrigerator space (no ice maker)
Whirlpool Wall Air Conditioner
Maytag, Series 8 - 50 gallon electric hot water heater
1/2 hp Chamberlain garage door opener
Radiant electric ceiling heat w/thermostats in each room
ALL ELECTRIC HOME

Floor Covering

Bath/Utility	Vinyl
Kitchen/Dining	Vinyl
Balance of House	Carpet

Windows - Thermal pain crank out windows - Argon LoE2 Shelter Windows

Exterior Doors - 36 inches wide, Interior Doors - 30 inches wide

Room Dimensions

Kitchen/Dining	17'4" X 11'
Living Room	17'3" X 14'2"
North Bedroom	11'6" X 11'
South Bedroom	11'6" X 10'6"
Back Deck	12' X 10'
Front Deck	6' X 18'
Garage, sheet rocked with garage door opener, Sidewalks insulated	23'8" X 25'
Wood Shed	8' X 10'

Crawl space under house with a 4' deep, 8'X16' storm cellar and storage area

