

# LAND FOR SALE

## Hedgeapple Acreage



**Location:**

South of the I-80 Exit 177 at North Platte, NE on Highway 83.

**Legal Description:**

A surveyed tract in N1/2S1/2 Section 33-T12N-R30W of the 6th PM, Lincoln County, NE

**Acres & Taxes:**

Survey indicates 40.65 acres 2009 Real Estate taxes payable in 2010 are \$7,881.06

**House & Out Buildings:**

The newly constructed house is a 6,000 sq ft home with 3,000 on each level. It utilizes insulated concrete foam construction. There is a detached 2 car garage measuring 26'x36' with a 10' ceiling. Another shop/garage measures 20'x24' and also has a 10' ceiling. The pole barn is 20'x53' with a 4' over hang on the south side.

**Price:**

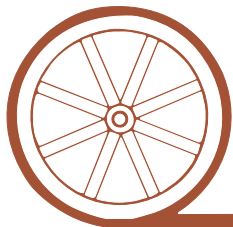
**\$475,000**

**Comments:** The home is a 5 bedroom & 3.5 bath. There were many upgrades in the construction of the home. They include, but are not limited to, a Bryant 3 stage air to air heat pump with extended mfg. warranty, a whole house circulation fan, 2 water heaters with a hot water circulation system so that hot water is quick to the faucet. The kitchen includes Showplace bare hickory cabinets as well as a large pantry. The master bath has a large walk-in shower, whirlpool tub & large walk-in closet. It is located with quick easy access to US Highway 83. There are over 60 deciduous trees planted around the house & yard. They include non-fruit bearing Lindens, Canada Red Cherry, Newport Plumb, Golden Rain Drop Crab, Clean Wine Pear, Hackberry, Ash & Maple. This variety is sure to provide brilliant color during the growing season.

**Contact:**

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*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

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

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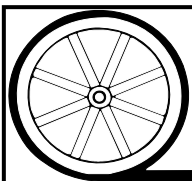
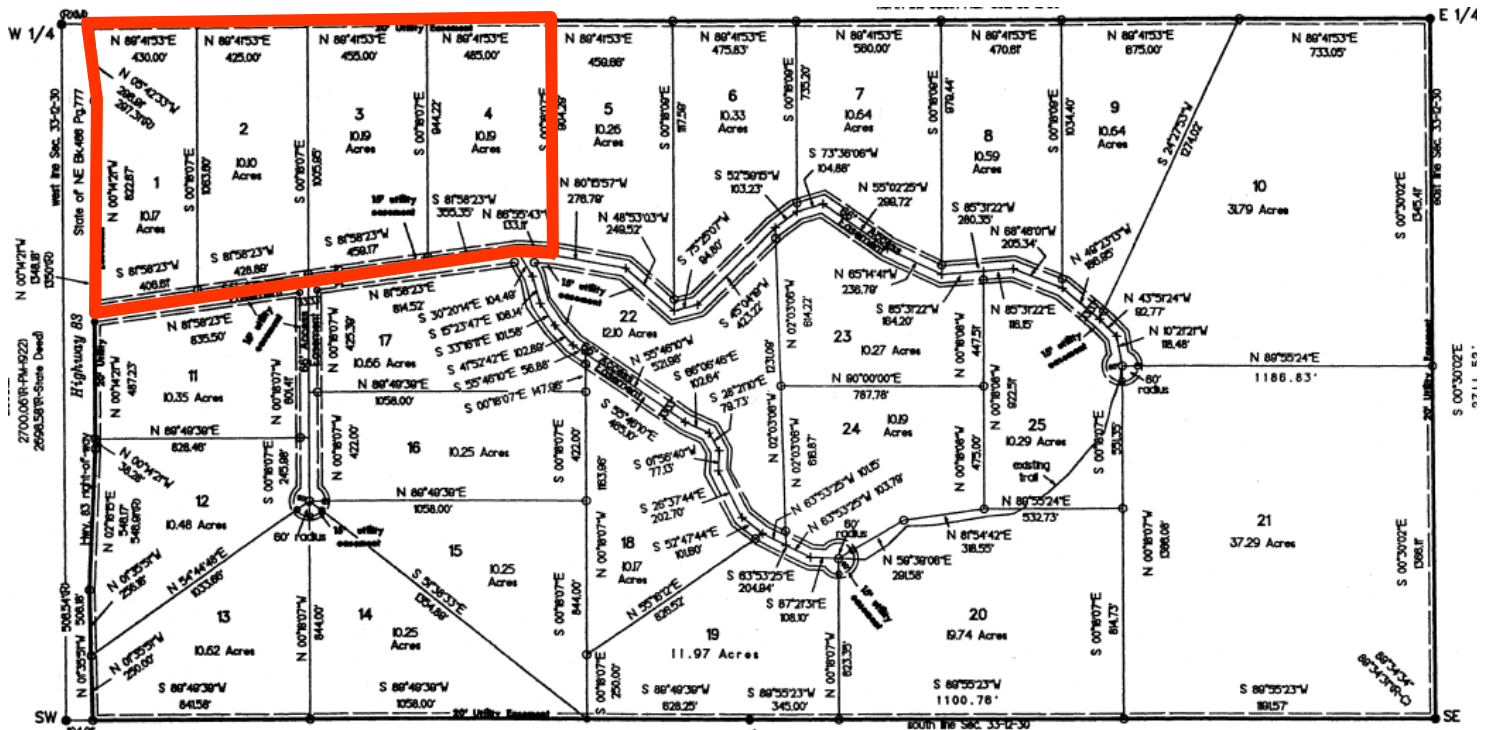
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Garages & Pole barn



Property Survey



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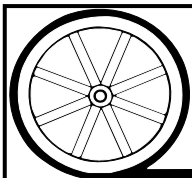
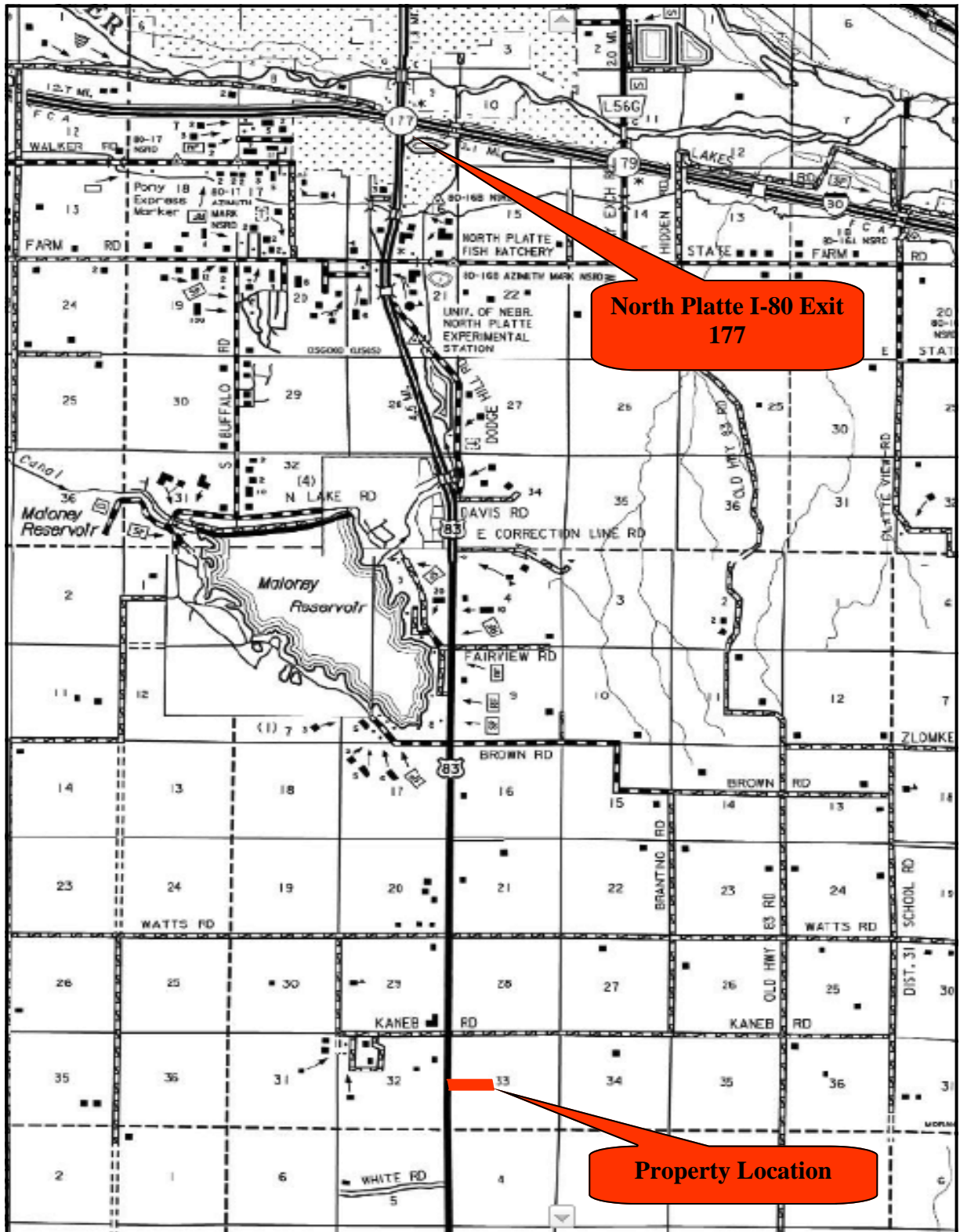
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## Interior Pictures of the New Home





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