

LAND FOR SALE

Hillcrest Acreage



Location:

From North Platte, Nebraska, the property is north on US Hwy #83 4 1/2 miles to Hillcrest subdivision and south on Millpark Drive to end of subdivision. Cross autogate at south end of subdivision.

Legal Description:

A surveyed tract in NE1/4 Section 11-T14N-R30W of the 6th P.M., Lincoln County, Nebraska.

Acres:

30.27 Tax Assessed Acres

Taxes:

2016 taxes payable in 2017 - \$8,193.80

Land Use:

There are 25 acres of pasture and 5 acres in the building site.

Improvements:

4,788 sq. ft. home built in 2006 with a 2 car attached garage. Main floor includes 3 bedrooms with walk-in closets, 2 1/2 bathrooms, office (or bedroom), library, formal dining room, open kitchen with bar, breakfast nook, utility room and large living room with fireplace. Finished basement has 2 bedrooms, a large family room, a bathroom, a craft or sewing room and furnace/water softener room. There is a new 60'X42'X14' steel building erected in 2015 with full concrete floor, electricity and 3 - 12' doors with automatic openers. The house has a 16 KW Generac propane generator for stand-by electricity should there be a power outage.

Price:

~~\$570,000~~ **Price Reduced to \$525,000**

Comments:

Very accessible property with a nice view of the North Platte Valley.
Showing by appointment only

Contact:

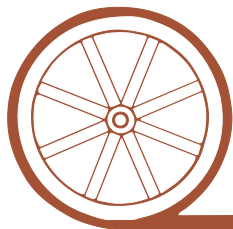
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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Mike Polk,
Listing Agent

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I-80 & US Hwy 83

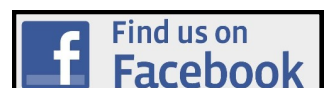
North Platte, NE 69103

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





Living Room



Kitchen



Dining Room



Breakfast Nook



Master Bedroom



Master Bath



Bedroom



Library



Basement Bedroom



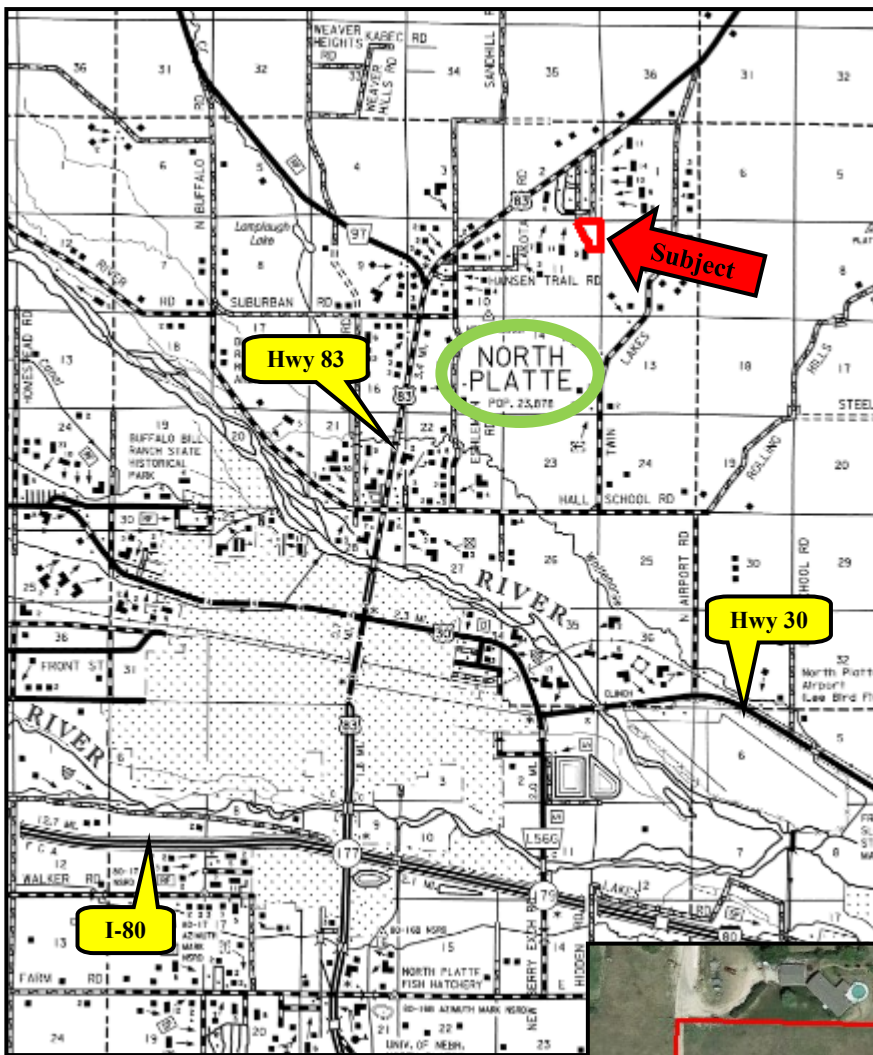
Large Family Room in Basement



Back Patio



Steel Building



Drive-thru Bay in Steel Building



Stand-by Generator

