

HOME FOR SALE

W. SUBURBAN ROAD *Home & Acreage*



135 West Suburban Road, North Platte, NE

7 Acres | Brick Home | Modern Shop | Large Patio

Country Living within 10 minutes of North Platte on Paved Road!



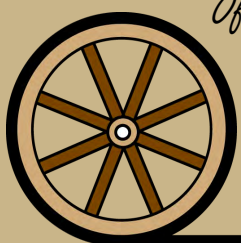
Jerry Weaver, AFM

Co-Listing Agent
308-539-4456



Tony Eggleston, ARA

Co-Listing Agent
308-534-9240



Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

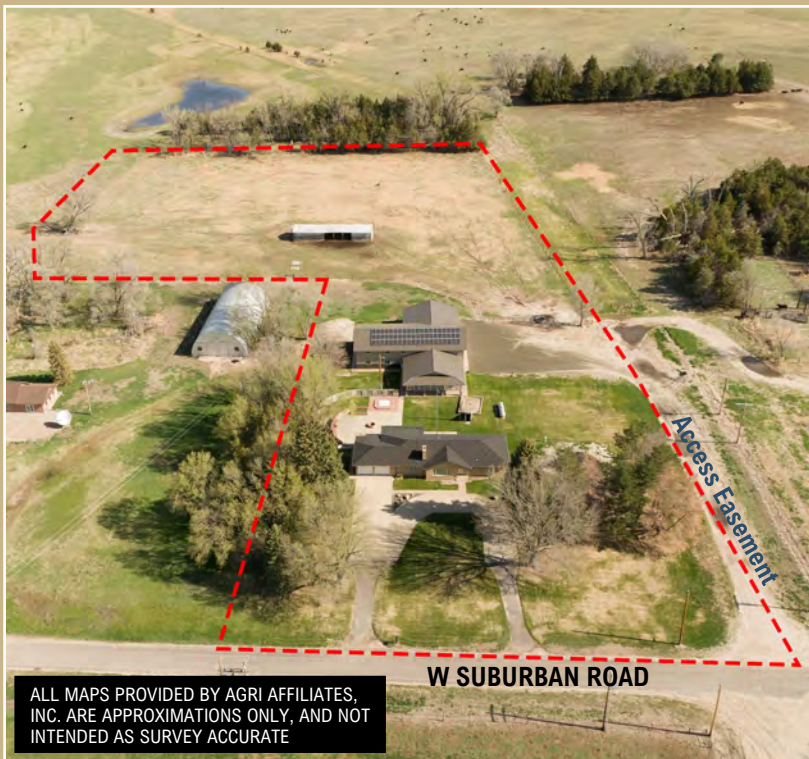
(308) 534-9240



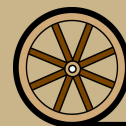
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ABOUT THE PROPERTY



Situated in Lincoln County, this property lies north of North Platte, Nebraska approximately 3.5 miles. From the intersection of Hwy. 83 & Hwy. 30, travel on Hwy. 83 north for 3 miles to Suburban Road, then head west on Suburban Road for about 1/2 mile to the driveway.



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*Bruce Dodson, Bonnie Downing, Chase Dodson,
Don Walker, Brad Atkins, Brian Reynolds*

Showing by appointment only!

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RURAL HOME

135 West Suburban Road - North Platte, Nebraska

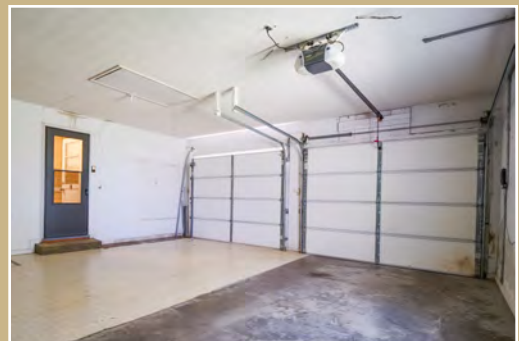


West Suburban Road Home & Acreage is the perfect opportunity to own a four-bedroom home on seven acres within 10 minutes of North Platte. The all brick, 1952 house is well constructed and has mature trees and windbreak. Situated on paved Suburban Road, the home has approximately 2,260 sq. ft. plus an attached two-car garage. The roof, soffit, fascia and gutters were all new in 2021. A new septic system was installed in 2020. The pump and pipeline for the house well were new in 2019.

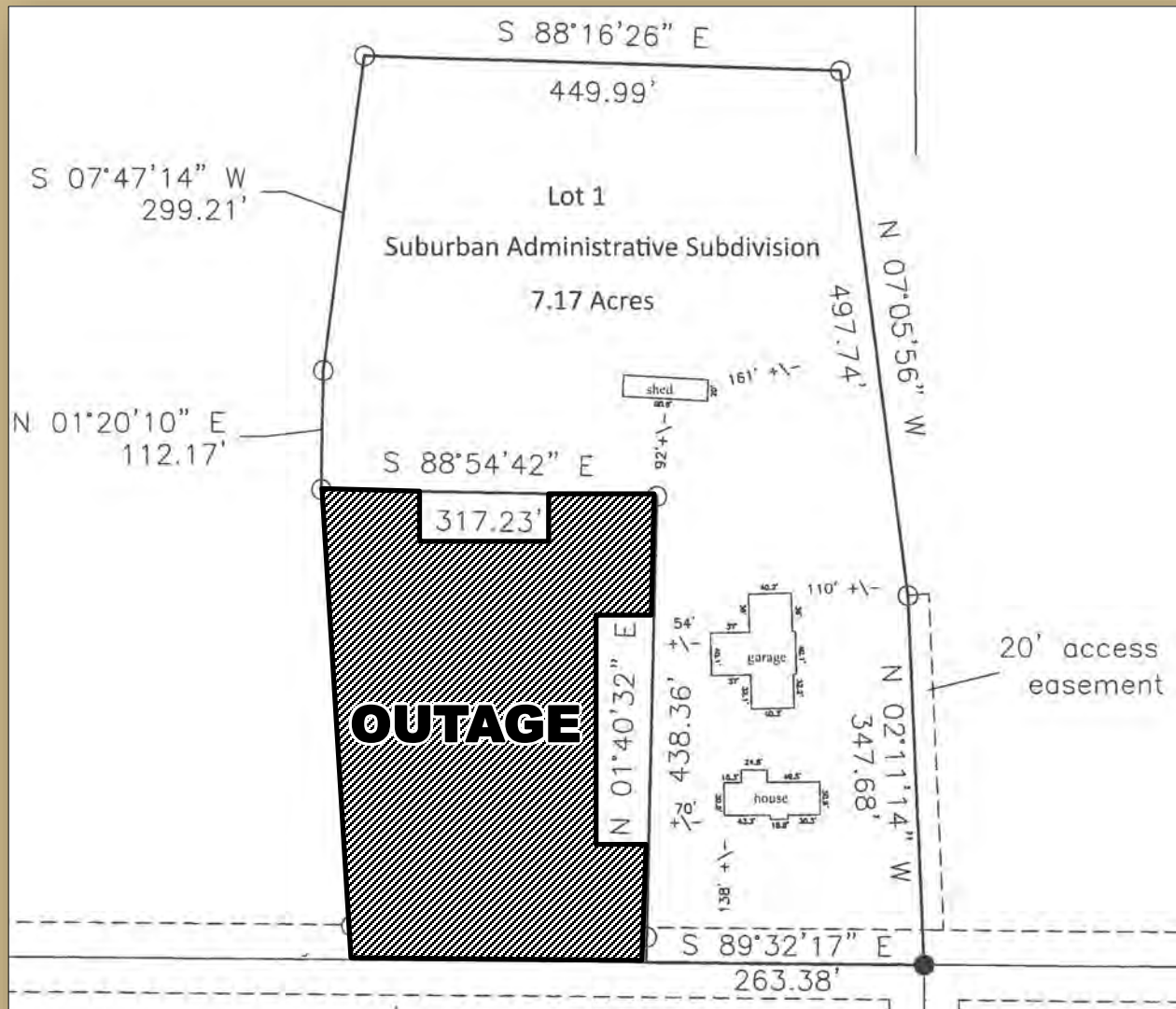


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AROUND THE HOUSE



AROUND THE HOUSE



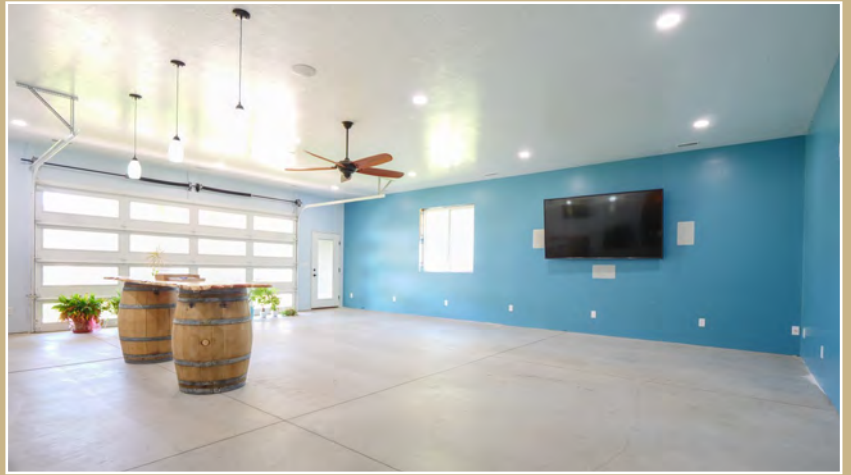
MODERN SHOP BUILDING



Located near the house is a modern shop constructed in 2020. The shop building is approximately 5,900 sq. ft. divided into three areas. The main shop area is 40' X 80' and has 16' sidewalls. This area has a portion that has been partially finished for a workshop area with an unfinished loft that could have many uses. This area has overhead doors for drive-through access. The second area is 36' X 40' and 12' sidewalls. This space is perfect for vehicles, boats, RV's or equipment. The third area is 32' X 40', is a fully finished 1,280 sq. ft. multi use area with a bedroom, bathroom, walk-in shower and a "great-room" for entertainment. Between the House and Shop Building is a large patio area that has endless possibilities.



AROUND THE SHOP



Special features the property has are new generation solar panels on the shop building roof that provide 17.7KW of electric power for the house and shop. These panels generate electricity that is credited against electric usage and substantially reduces your monthly electric bill. The house and shop's primary heat source is provided by propane fuel. The finished shop area is heated by a water sourced electric geothermal system. Located near the shop driveway is a full RV camper hookup.



135 WEST SUBURBAN ROAD - NORTH PLATTE, NE



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“Big Enough to Serve You; Small Enough to Know You!”