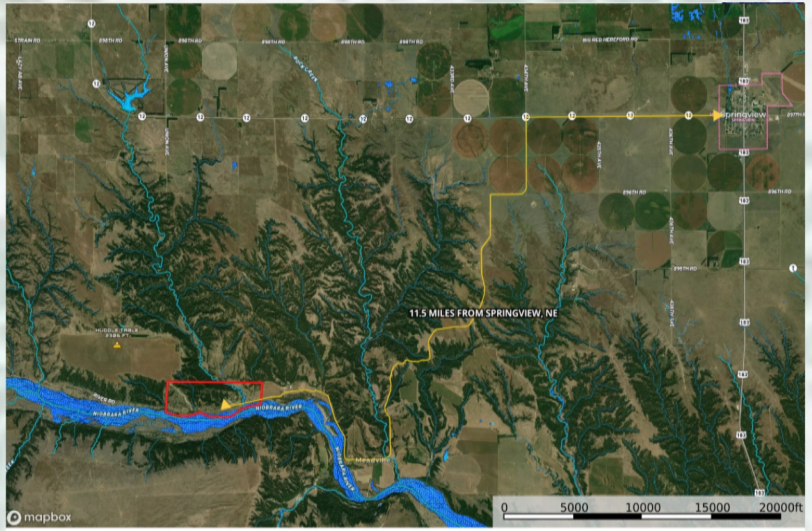
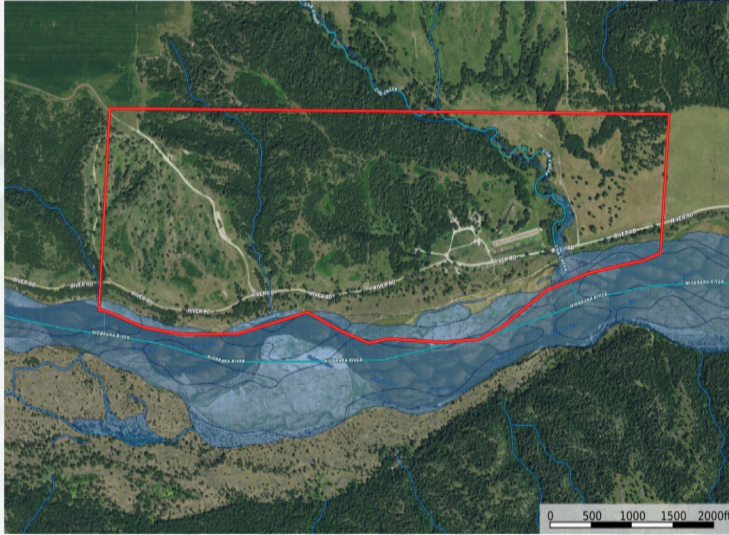


# 298.6 (+/-) Acres of Niobrara Riverfront Property Residential or Commercial



**HOME TYPE:** 1 1/2 story, single family

**LIVING AREA:** 1344 sq ft (loft is 480 sq ft)

**LAND AREA:** 298.6 acres

**YEAR BUILT:** 2002

**EXTERIOR:** Composite siding

**GARAGE:** Canopy, open

**DECK/PATIO:** Large painted wood, 1176 sq ft

**ROOF:** Asphalt

**BASEMENT:** None

**# OF BEDROOMS:** 1 (loft)

**# OF BATHS:** 1

**PERSONAL PROPERTY:** Oven, range, cooktop, microwave, water purifier (2021), water softener

**HEATING:** Electric furnace, wood stove

**COOLING:** Central air, ceiling fans

**LAND USE:** Residential, 7 full camper hookups

**SYSTEMS:** 220 circuit breakers

**LEGAL:** 3 0 0 LOTS 5-6-7, 153.40 Acres of 3-32-22 & 4 0 0 PT. LOT 6, LOTS 7-8, N/2SE/4, PT. N/2SW/4, 145.20 Acres of 4-32-22

**LOCATION:** 11.5 miles from Springview, NE

**TAXES:** \$2044.40

## OTHER BUILDINGS:

Utility Storage Shed: 10' X 16'

Equipment Building: 16' X 40'

Lean-to: 10' X 40'

3 Sheds: 2 (10' X 12') and an 8' X 10'

