

ACREAGE FOR SALE

Buffalo County Acreage



LOCATION: 20295 Navaho Road, Gibbon, Nebraska
Approximately 9 miles north of Gibbon.
(Located on the corner of Pole Line Road and Navaho Road.)

PROPERTY DESCRIPTIONS: A nicely updated 1,782 sq. ft. ranch style modular house, which is located within a fenced in pasture.

LEGAL DESCRIPTIONS: 16.36 acre surveyed tract located in the NW1/4 NW1/4 Section 2, T10N-R14W of the 6th P.M., Buffalo County, Nebraska.

HOUSE INFORMATION: 1,782 sq. ft., 3 Bedroom / 2 Bath, modular house that was originally constructed in 2003. (Kitchen and Master Bath have recently been remodeled.)

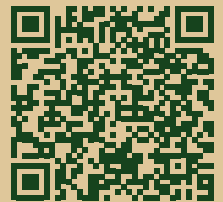
Central air and propane furnace.

Interior flooring consists of laminate wood and carpet.

Exterior consists of vinyl siding with an asphalt shingle roof.

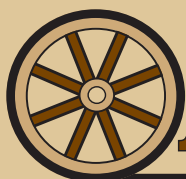
LIST PRICE: \$335,000

CONTACT: Bart Woodward, Listing Agent/Broker
Bryan Danburg, Mike Wilken, & Kent Richter, Sales



Bart Woodward
Listing Agent
bart@agriaffiliates.com

16.36 acres conveniently located in rural Buffalo County



Offered Exclusively by:

AGRI AFFILIATES, INC.

KEARNEY OFFICE

308-234-4969

2418 Hwy 30 E

PO Box 1390

Kearney, NE 68848

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.

Updated Ranch Style House

REAL ESTATE TAXES:

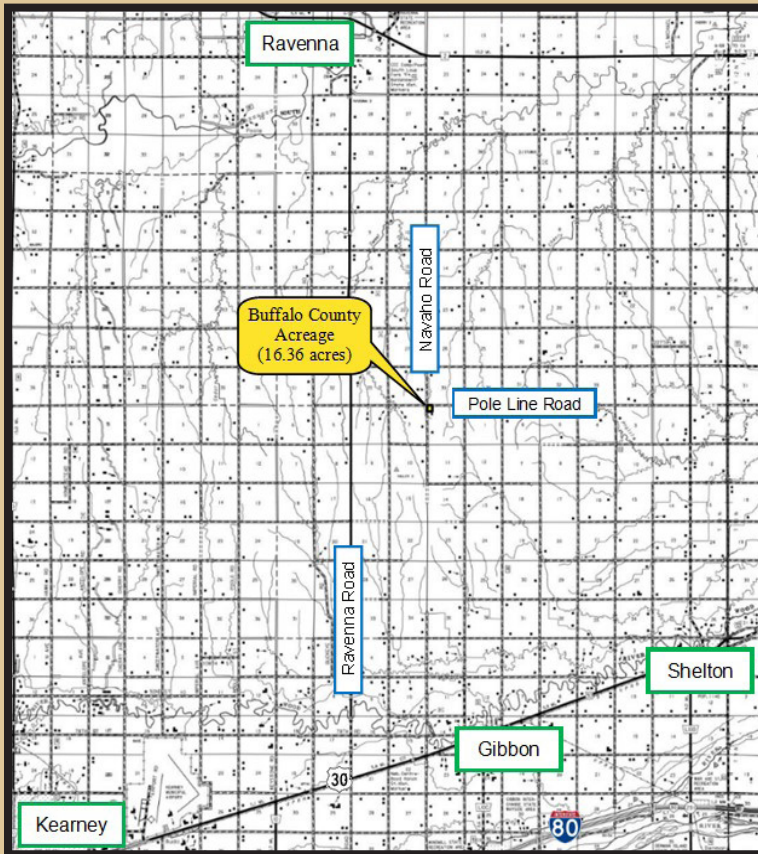
Estimated \$1,950

APPROXIMATE INTERIOR DIMENSIONS:

Living Room	18' by 16'
Entry Way	12'4" by 5'2"
Kitchen	16'10" by 10'6"
Office	9'10" by 12'6"
Master Bedroom	14'8" by 12'5"
Master Bath	8'9" by 12'5"
Bedroom (SW)	11'3" by 12'6"
Bedroom (SE)	12'6" by 10'3"
Bathroom	4'10" by 9'

ADDITIONAL IMPROVEMENTS:

12' by 8' Storage Building



View from
Navaho Road



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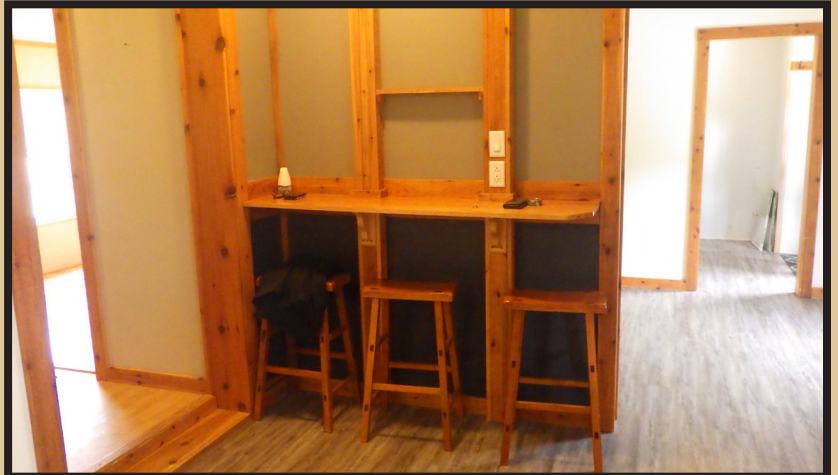
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Kitchen with Eat-In Breakfast Bar



A modern kitchen with appliances which include: dishwasher, microwave, electric range, and refrigerator.

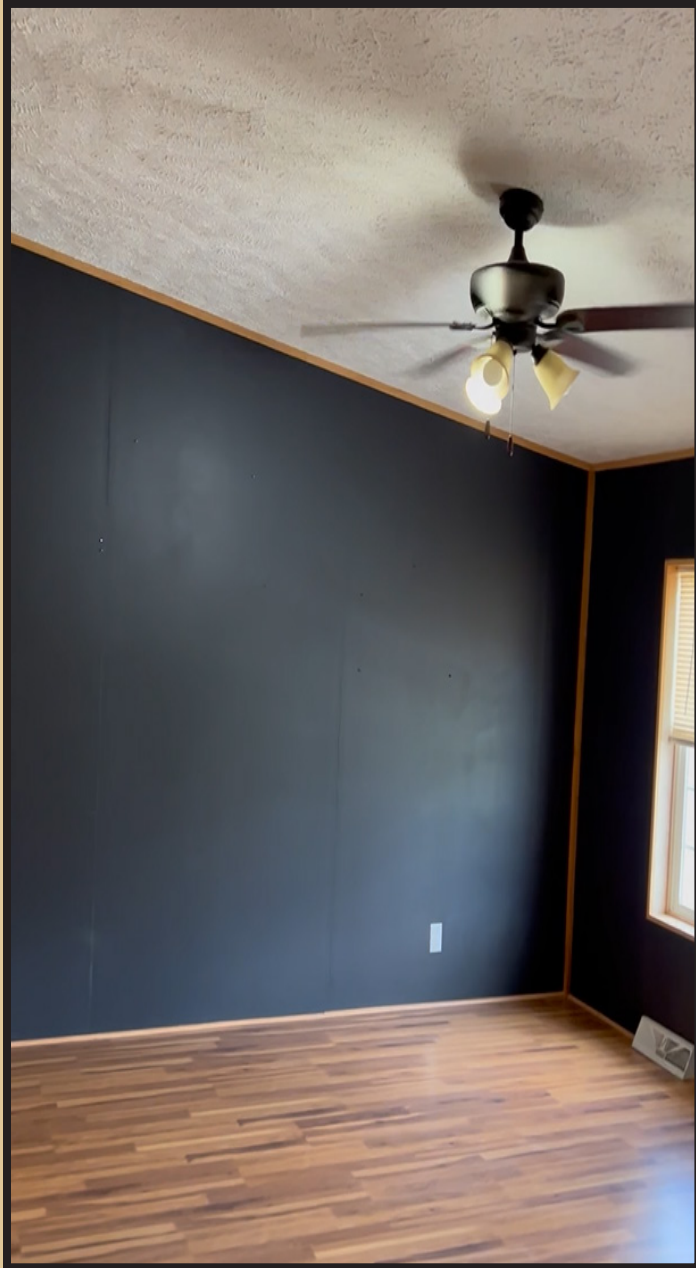
Visit AgriAffiliates.com
to view interior and exterior videos.



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Master Suite



**Large walk-in closet accessible
from the bedroom and
from the master bath.**



**Recently remodelled master bathroom with
walk-in shower and double vanity.**



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Interior



Entry Area



Living Room



Bedroom



Bathroom



Office



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