

# ACREAGE FOR SALE

*43253 877th Road Ainsworth, NE 69210*

*15+/- acres Brown County, Nebraska*

*Offered at \$370,000*



## Highlights:

- Four bedroom, 1 $\frac{3}{4}$  bath home
- Grain storage and several outbuildings
- Close to Ainsworth, Nebraska

For additional information, please contact:

L-2100501



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## Property Information

**Location:** 43253 877th Road Ainsworth, NE 69210

From Ainsworth, Nebraska, ½ mile east along U.S. Highway 20, then 1 mile south on 432nd Avenue and ½ east on 877th Road.

**Legal:** Part of the Southeast Quarter (SE¼) of Section 30, Township 30 North, Range 21 West of the 6th P.M., Brown County, Nebraska, subject to certified survey.

**Property Description:** Acreage for sale located 1½ miles from Ainsworth, Nebraska. This property consists of 15+/- acres. The home features 3+1 bedrooms and 1¾ baths. Most of the rooms have had new flooring installed. The full bath has recently been updated.

The property also features a 45' x 96' steel building with half of the flooring concreted. There are also numerous outbuildings including a very nice older barn with corrals, a chicken coop, and a few other little sheds. The property offers 60,000 bushels of grain storage that is currently rented.

Don't miss out on a great opportunity to own a very nice acreage close to town.

**Improvements:** 1,748 sq.ft., 1½ story home; 20' x 20' detached garage; grain bins; miscellaneous outbuildings.

**2020 Real Estate Taxes:** To be determined

**Price:** \$370,000

### Room Sizes:

|                  |               |
|------------------|---------------|
| Living Room      | 11'6" x 25'0" |
| Dining Room      | 11'0" x 15'0" |
| Kitchen          | 8'0" x 10'0"  |
| Bedroom          | 12'0" x 13'6" |
| Bedroom          | 11'6" x 12'0" |
| Bedroom          | 11'0" x 12'0" |
| Bedroom / Office | 9'6" x 10'6"  |
| Utility Room     | 8'6" x 11'6"  |
| Front Porch      | 7'6" x 14'0"  |
| Full Bath        | 7'0" x 11'0"  |
| ¾ Bath           | 4'0" x 6'0"   |
| Lower Level      | 26'6" x 31'0" |



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.