

L-2200369



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# HOME FOR SALE

310 West 1st Street | Laurel, Nebraska

OFFERED AT  
**\$225,000**

## Highlights:

- Ranch style home
- Three-car garage and shop
- Well-maintained



[www.FarmersNational.com/Laurel](http://www.FarmersNational.com/Laurel)

For additional information, please contact:

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# Property Information

**Property Location:** Right off Highway 20 on 1st Street.

**Description:** Featured is this large, well-maintained ranch-style home! When you walk in the front door you have a large living room that than leads into the kitchen and dining room area. Off the kitchen is a large family room. Heading down the hall off the living room are two bedrooms, a large bathroom, and laundry just outside the bedrooms. If you head to the full basement, you will find a “bonus” room that just needs an egress to be a bedroom, along with a large rec area, storage, and utility room. The start of a bathroom - being a toilet and plumbing, are there, too. There is plenty of room in this home to get more bedrooms.

This home sits on an extra-large lot (five lots in total!), so there is plenty of room for the kids to play or add onto the house. And with a three-car garage and shop, that makes this property have even more value and use for everyone.

**Community Features:** Located in Laurel, Nebraska, where three highways come and go to town for easy commute to Sioux City, Iowa, Norfolk or Wayne, Nebraska, or Yankton, South Dakota.

Small town living with easy access to the city when you need it. Laurel also features a renovated downtown, new community center, new fire hall, and a school remodel project underway that will make for a wonderful new school! Lots of potential in this small town!

**School District:** Laurel Concord Coleridge **Lot Size:** .414 acres **Price:** \$225,000



Estimated Room Sizes		
Kitchen (including eat-in dining area)	Main Floor	29.3' x 12.10'
Living Room	Main Floor	23.8' x 14'
Family Room	Main Floor	22.11' x 19.5'
Bedroom	Main Floor	13.8' x 12'
Bedroom	Main Floor	12.5' x 10.5'
Full Bathroom	Main Floor	9.9' x 7.11'
Basement		1,176 sq ft
Garage	3-car detached	1,680 sq ft (40' x 42')
Attached Shop	Heated	480 sq ft (42' x 48' x 24')

