

L-2300569



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ACREAGE FOR SALE

57492 846 Road | Wisner, Nebraska

OFFERED AT
\$350,000

Highlights:

- Farm acreage
- Lots of room
- Machine shed and barn



www.FarmersNational.com/Laurel

For additional information, please contact:

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Property Information

Directions to Property:

Off of Highway 15, go west on 846th Road for one mile. Acreage is on south side of 846th Road.

846th Road is a minimum maintenance road, so if there has been a lot of rain or snow, take 845th Road to 574th Avenue. Then, get back on 846th Road (this takes you around the minimum maintenance road).

Residential Description:

A rare opportunity to own your own farm acreage! This beauty comes with an updated house. Master is on the main floor, including en-suite master bathroom and walk-in closet. Large kitchen and family room, with full bathroom on the main floor. Upstairs are two more bedrooms. The basement is partially finished with an additional family room and “bonus” room, along with laundry in the basement and lots of storage space. This acreage comes with 5+/- acres for plenty of privacy and peace and quiet. This place includes a 48’ x 32’ machine shed, 29’ x 23’ barn/shop, open-front metal building, small drying bin, and an extra detached two-car garage. There are also two small pasture areas for animals.

Property Description:

In March of 2024, the well was inspected, and all was working great! All new septic tank and leach field also installed.

Community Features:

Located just 10 miles outside of Wayne, Nebraska, 10 miles outside of Wisner, Nebraska, and only a 30-minute drive to Norfolk, Nebraska. It’s an easy drive in any direction, being only one mile off of Highway 15.

Lot Size:

- 5+/- acres

2022 Taxes:

- \$1,594

Price:

- \$350,000

Estimated Room Sizes

Main Floor

Master Bed	16.8’ x 11.3’
Master Bath	11.8’ x 4.10’
Kitchen	15.7’ x 15.1’
Family Room	33’ x 13.4’
Full Bath	8.9’ x 6.1’

Upstairs

Bedroom	11.4’ x 11.3’
Bedroom	15.4’ x 11.8’

Basement

672 sq. ft.

Attached Garage

14’ x 24’

Detached Garage

23’ x 19’

Total

1,716 sq. ft.



Information provided was obtained from sources deemed reliable, but 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 on the reverse side are the Designated Agents for the seller.