

L-2400001

SCAN THE QR CODE
FOR MORE INFO!



ACREAGE FOR SALE

42918 Road 706 | Beaver City, Nebraska

OFFERED AT
\$379,000

Highlights:

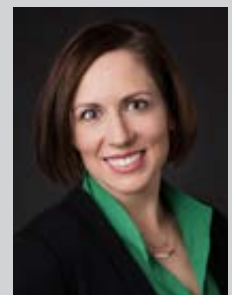
- Beautiful creek runs through south end of property
- Updated plumbing and electrical
- Incredible views



www.FarmersNational.com

For additional information, please contact:

Lori Harding, Agent
LHarding@FarmersNational.com
Cell: (308) 660-1861



Property Information

Residential Description: Enjoy remote country living at this stunning rural property along Sappa Creek south of Beaver City in Furnas County, Nebraska. Featuring a three bedroom, one bathroom house that has been updated with luxury vinyl flooring in the kitchen, living room and bathroom as well as updated plumbing and electrical. This sprawling oasis comes with several outbuildings and sheds including a 60' x 40' steel frame building with 14' sidewalls, a 60' x 28' arch/rib Quonset style building, and a 30' x 22' garage, all featuring concrete floors and updated electrical work. A well renovated chicken coop will provide luxury living for poultry while a fruit tree orchard holds the promise of bountiful harvests, offering a future of succulent apples, pears, apricots, and cherries to savor. Adjacent to the orchard, you'll find a spacious fenced garden, perfect for cultivating your own fresh produce. Beyond all these items lies the remainder of this 14.25 acre property ready for a homestead, livestock, or outdoor adventure. Welcome to your very own slice of rural paradise.

Directions to Property: From Highway 89 turn south on Road 428 and proceed for 5 miles to Road 706; turn east for one and a quarter mile. Property is on the south side of the road.

Community Features: Beaver City is the Furnas County Seat and home of Kaufman Trailers as well as several small businesses and an active Chamber of Commerce. This community is known for special events including Eager Beaver Days and Linner's Lil Barn Pumpkin Patch.

Lot Size:

- 14.25 acres

Taxes:

- \$1,471.18 for 2022

Price:

- \$379,000



Estimated Room Sizes

Kitchen	9'9" x 18"
Dining Room	9'9" x 15"
Living Room	17'6" x 19'6"
Full Bathroom	7' x 8'
Bedroom	11'6" x 13'4"
Bedroom	11'4" x 9'6"
Master Bedroom	15' x 11'6"
Laundry Room	5'9" x 12'
Utility Room	5'9" x 5'6"



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.



