

L-2400034



# ACREAGE FOR SALE

1601 North 10th Street | O'Neill, Nebraska

OFFERED AT  
**\$522,375**

## Highlights:

- Secluded acreage on edge of O'Neill with insulated and heated shop
- Many modern updates made within the past five years
- 3.5+/- acres with excellent location and street access

For additional information, please contact:

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# Property Information

**Property Description:** You've been looking for that perfect place, and now you've found it! 3.5+/- acres on the northeast corner of O'Neill! Here, you'll feel secluded on your very own acreage but still have the amenities of city services. Five bedrooms, three bathrooms, and a three-car garage with many high-quality updates made within the last five years. 34' x 48' insulated and heated shop. Backyard has a beautiful brick patio with kitchen set up for grilling and entertainment. Master bedroom with master bath and two other bedrooms are upstairs. Open kitchen with dining flows into the living room that includes a gas fireplace. Full basement with family room, two bedrooms, bathroom, and spare room with plenty of storage.

The property is surrounded by trees, offering an excellent natural windbreak and coveted privacy not available in any other area of town. The house is connected to city water and sewer, but there is a private well for the lawn sprinklers and garden. Full concrete driveway leads to the three-car garage and shop, with lots of room to turn around.

Make this remarkable residence your home, and enjoy the well-maintained property that gives you the privacy of country living, while still being on the edge of town. Don't miss this opportunity! Contact us today to schedule your private showing.

**2022 Taxes:** \$4,544.10

## Estimated Room Sizes

<b>Main Floor</b>		<b>1,552 sq. ft.</b>
Living Room	12'7" x 26'3"	
Kitchen	16'2" x 22'0"	
Master Bedroom	13'8" x 13'11"	
Master Bathroom	5'9" x 10'3"	
Bedroom	11'1" x 11'3"	
Bedroom	10'0" x 12'1"	
Utility Room	6'8" x 10'2"	
Full Bathroom	5'8" x 11'2"	
Pantry	4'0" x 11'2"	
<b>Lower Level</b>		<b>1,552 sq. ft.</b>
Family Room	15'3" x 26'7"	
Bedroom	10'7" x 10'8"	
Bedroom	11'7" x 13'8"	
Exercise Room	13'3" x 13'5"	
Spare Room	9'6" x 10'0"	
Extra Storage	3'7" x 7'5"	
Full Bath	5'9" x 10'8"	
Storage Room	11'0" x 21'6"	
<b>Total</b>		<b>3, 104 sq. ft.</b>



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.