

L-2400245

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# HOME FOR SALE

709 Winnie Street  
Wilsonville, Nebraska

OFFERED AT  
**\$255,000**

## Highlights:

- Extensively renovated
- Features 44' x 66' outbuilding with 6" concrete floor and car lift
- Income potential with storage rental



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For additional information, please contact:

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



# Property Information

## Directions to Property:

From Highway 89, turn north on Main Street and continue to Earl Street; turn east. Property will be on the south side; house resides on the corner of Earl Street and Winnie Street.

## Residential Description:

Nestled within the charming village of Wilsonville, Nebraska, this exceptional property is a masterpiece spread over more than 1.25 acres of land. This residence, blending rustic charm with modern comfort, offers an unparalleled living experience. With 3 bedrooms and 1.5 baths, the home has been meticulously renovated over the past 13 years, ensuring every detail reflects craftsmanship and care. The cement block masonry exterior not only exudes durability but also adds architectural distinction. Step outside onto the decks extending from both upstairs bedrooms to take in the beauty of the meticulously landscaped grounds, featuring underground sprinklers for the flower beds and lawn. Once the Wilsonville High School football field, the expansive park area now offers a serene retreat with benches and stunning landscaping. For automotive enthusiasts, a 44' x 66' Quonset equipped with a car lift, 6" cement floor, and pallet shelving is ready to accommodate your needs. An insulated oversized two-car garage provides additional space for vehicles or projects. Additionally, the property offers the potential to rent out a Connex storage unit for extra income with plenty of space to expand with additional units. Whether you seek a full-time residence, a hunting lodge, or a summer retreat, this property offers the perfect canvas to fulfill your dreams. Even your furry friends are catered to with an insulated dog kennel complete with electrical amenities. This property is not just a home; it's a lifestyle - a sanctuary where every detail has been thoughtfully curated to offer comfort and endless possibilities. Experience the epitome of rural elegance and make this extraordinary property your own. Many items may remain with the property.

## Community Features:

Wilsonville lies along Highway 89 in Southwest Nebraska; 17 miles from Cambridge and 24 miles from Arapahoe; both of which feature stunning golf courses as well as amenities like grocery stores, shopping and entertainment. The surrounding area is known for its white tail, turkey, and pheasant hunting, making it a popular stop for outdoor enthusiasts.

**Lot Size:** 1.28 acres    **2023 Real Estate Taxes:** \$314.50

**Price:** \$255,000

| Estimated Room Sizes |            |               |
|----------------------|------------|---------------|
| Kitchen              | Main Floor | 11'6" x 9'    |
| Living Room          | Main Floor | 22'4" x 11'6" |
| Bedroom              | Main Floor | 15' x 11'6"   |
| Full Bathroom        | Main Floor | 6' x 5'       |
| Bedroom              | Upstairs   | 13' x 11'6"   |
| Bedroom              | Upstairs   | 11'6" x 9'10" |
| Partial Bath         | Upstairs   | 5'8" x 5'3"   |
| Laundry Room         | Main Floor | 5'5" x 4'4"   |



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.



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