

L-2400259



SCAN THE QR CODE
FOR MORE INFO!



HOME FOR SALE

71816 Calabria Drive
McCook, Nebraska

OFFERED AT
\$325,000

Highlights:

- Expansive kitchen with abundant counter and cabinet space
- Beautiful and durable exterior
- Built-in safe



www.FarmersNational.com

For additional information, please contact:

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



Property Information

Directions to Property:

From Highway 6/34, turn north on East 11th Street and continue for 3.5 miles. Turn east on Road 719, drive .6 miles and turn south on Calabria Drive.

Residential Description:

Located in the Calabria subdivision, this exquisite property features a captivating exterior blending hardboard and brickwork, promising enduring charm and durability. With four bedrooms (including one non-conforming) and three baths, there's ample space for both relaxation and entertainment. The kitchen stands out with its generous layout, offering abundant counter and cabinet space, along with a convenient coffee bar - a perfect spot for morning rituals or hosting guests with a freshly brewed cup. Whether enjoying that cup on the back patio or the front porch, you can soak in the serene atmosphere of the beautiful community. Downstairs, the expansive family room, non-conforming bedroom, full bath, bonus area, and large utility/laundry room with ample storage offer plenty of living space. Plus, the basement includes a built-in safe. Recently upgraded with a new septic system, the property sits on just under an acre of land with a spacious yard for outdoor activities.

The Calabria subdivision is located about five miles north of McCook and features beautiful homes surrounded by stunning farm and ranch land.

Community Features:

McCook, Nebraska, nestled in the southwestern part of the state, boasts a rich history and vibrant community spirit. Serving as the county seat of Red Willow County, McCook is known for its picturesque landscapes, including rolling plains and the nearby Republican River. With a population of around 7,500 residents, the city offers a blend of small-town charm and modern amenities. McCook is also recognized for its connection to the railroad industry and is home to the High Plains Museum, showcasing artifacts that tell the story of the region's past. Whether exploring its historic downtown, enjoying outdoor recreational activities, or participating in local events, visitors to McCook are sure to find a welcoming atmosphere and a glimpse into the heart of Nebraska's Great Plains.

Lot Size: .98 acres **Real Estate Taxes:** \$3,023.00

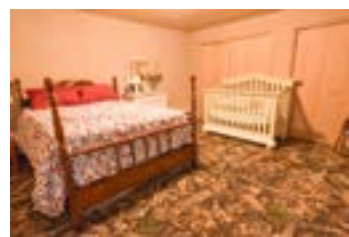
Price: \$325,000



Estimated Room Sizes

Living Room	Main Floor	11'10" x 11'8"
Dining Room	Main Floor	11'10" x 11'11"
Kitchen	Main Floor	10'4" x 8'4"
Bedroom	Main Floor	11'11" x 10'9"
Bedroom	Main Floor	11'4" x 10'9"
Full Bathroom	Main Floor	8' x 7'9"
Full Bath	Basement	11'9" x 4'11"

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.



HOME FOR SALE

71816 Calabria Drive | McCook, Nebraska



**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**