

L-2400429



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# ACREAGE FOR SALE

56287 858<sup>th</sup> Road | Carroll, Nebraska 68723

OFFERED AT  
**\$245,000**

## Highlights:

- Well maintained acreage
- Around five acres of pasture
- Quiet and beautiful location



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For additional information, please contact:

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# Property Information

**Directions to Property:** Just four miles Southeast of Carroll. Off Highway 57, East side of Carroll turn south on 858<sup>th</sup> and go four miles.

**Residential Description:** Well-maintained acreage with almost eight acres of room! Approximately five of those acres are pasture, with an old antique barn and a couple of cattle yards, along with a couple outbuildings and storm shelter that is underground and heated. The area is peaceful and ideal for those who appreciate country living and the tranquility of rural life. The house is a three bedroom, with one of the bedrooms being a true master, with a remodeled bathroom. Additional full bathroom and a laundry on the main floor. Open floor plan.

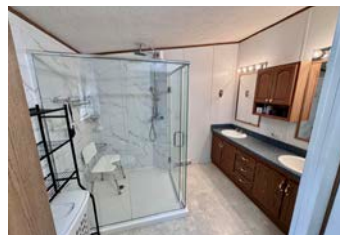
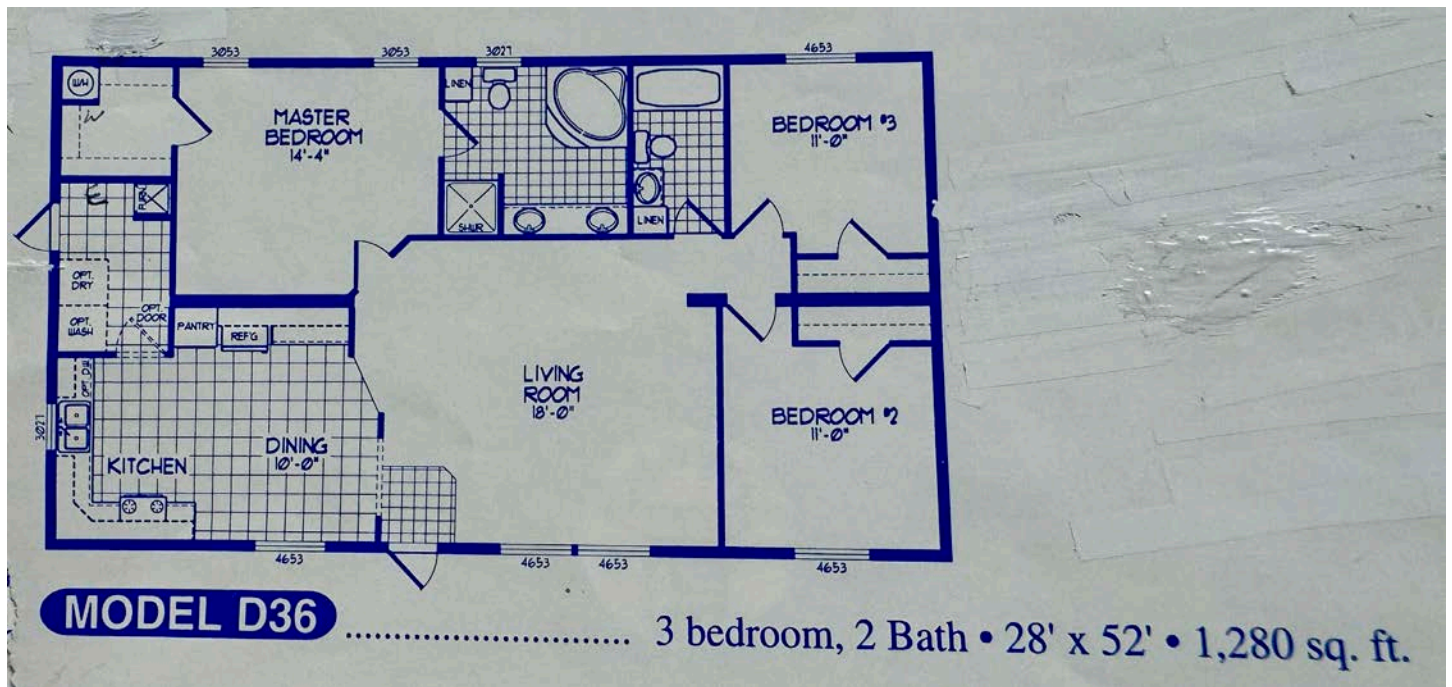
**Property Description:** Front deck, large garden, well-established fruit trees.

**Community Features:** Sits in a central location and is only 20 minutes outside of Norfolk, Nebraska and 15 minutes outside of Wayne, Nebraska.

**2023 Taxes:** \$2,090.00

**Lot Size:** 7.92± acres

**Price:** \$245,000



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.