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HOME AND SHOP FOR SALE

709 Winnie Street | Wilsonville, Nebraska

OFFERED AT
\$254,500

Highlights:

- Extensively Renovated Home
- Features 44' x 66' Outbuilding with 6" Concrete Floor and Car Lift
- Income Potential with Storage Rental



For additional information, please contact:

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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.

Property Description:

This beautiful residence seamlessly blends rustic charm with modern comfort, offering an unparalleled living experience. Nestled on 1.28 acres, this 3-bedroom, 1.5-bath home has been thoughtfully renovated over 14 years with impeccable craftsmanship. Its cement block masonry exterior ensures durability while adding architectural flair. This property is a true retreat surrounded by gorgeous landscaping, including the former Wilsonville High School football field, now a sprawling park-like area. Automotive enthusiasts will love the 44' x 66' Quonset, complete with a car lift, 6" cement floor, and pallet shelving, while an insulated oversized two-car garage offers additional space for vehicles or projects. Income potential awaits with an existing Connex storage unit ready to rent out, plus room to expand. Whether you envision a full-time residence, hunting lodge, or summer escape, this property delivers. Even your pets are pampered with an insulated dog kennel featuring electrical amenities. Property received a new septic system Fall of 2024.

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

2024 Taxes: \$207 **Price:** \$254,500

Estimated Room Sizes

Main Floor

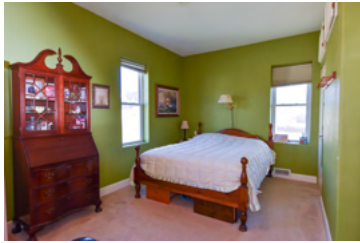
Kitchen	11'6" x 9'
Living Room	22'4" x 11'6"
Bedroom	15' x 11'6"
Full Bathroom	6' x 5'
Laundry Room	5'5" x 4'4"

Upstairs

Bedroom	13' x 11'6"
Bedroom	11'6" x 9'10"
Partial Bath	5'8" x 5'3"



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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