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# ACREAGE FOR SALE

1.81± Acres | Furnas County, Nebraska

OFFERED AT  
**\$160,000**

## Highlights:

- Acreage Brimming with Character
- Abundant Interior Space
- Located at the edge of town



**For additional information, please contact:**

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EQUAL HOUSING  
OPPORTUNITY



# Property Information

**Property Address:** 304 U Street, Beaver City, Nebraska

**Property Description:** Discover a one-of-a-kind retreat sitting on approximately 1.81 acres on the edge of Beaver City. This unique and spacious property is brimming with character. The main house provides ample living space and distinct character pieces. Complementing the home is a versatile three-sided outbuilding, perfect for storing vehicles, machinery, or equipment, and a convenient shed for lawnmowers and yard essentials. Additionally, a mobile home with an attached enclosed lean-to, previously used as a workshop, adds even more functionality to this expansive lot. Inside the home, you're greeted by an enclosed porch followed by a striking entryway, kitchen, and dining area with a loft above. To the left of this space, you'll find the first bedroom, which would also make the perfect space for a home office. Past the dining area, a hallway leads to a full bathroom with a secondary exit to a nicely sized bedroom, while the primary bedroom with en-suite (including incredible tile work) and laundry resides across the hall. You are then led into a large living area with a beautiful brick fireplace and a built-in bar with all the bells and whistles, including a sink. To the left of the fireplace, you will be led into a large showroom with shelving and a stunning antique display case. The other side of the living area leads to two areas previously utilized as workspaces, featuring cabinetry, outdoor exits, and garage access from the final room. This is truly a one-of-a-kind property. Don't miss the opportunity to make it your own!

**Community Features:** Beaver City is the Furnas County Seat and home of Kaufman Trailers as well as several small businesses and an active Chamber of Commerce. This community is known for special events including Eager Beaver Days and Linner's Lil Barn Pumpkin Patch.

**Lot Size:** 1.81± acres    **Taxes:** \$1,482    **Price:** \$160,000

## Estimated Room Sizes

Main Floor	
Kitchen	11' x 12' 9"
Dining Room	23'8" x 11'8"
Living Room	32'7" x 14'8"
Master Bathroom/Laundry	10' x 8'7"
Full Bathroom	9'5" x 6'8"
Master Bedroom	14'3" x 13'3"
Bedroom	14' x 11'9"
Bedroom	14' x 11'10"
Display Room	52' x 15'9"
Work Room w/ Cabinets	22' x 11'6"
Workshop	11'5" x 21'9"



To view all photos of this property, scan the QR code that is on the front of the flyer!



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.