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ACREAGE FOR SALE

6.48± Acres | Furnas County, Nebraska

OFFERED AT
\$450,000

Highlights:

- Stunning view
- Extremely well maintained, large home with updates
- Includes 30'x60' metal outbuilding



For additional information, please contact:

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Property Information

Directions to Property: 43169 Road 706, Beaver City, NE
From Beaver City, head east on Highway 89 for two miles to Road 430 and turn south until you reach road 706 and turn east for a little more than a quarter of mile. The property will be on the north side of the road.

Property Description: Situated on approximately 6.48 acres of beautiful Furnas County, Nebraska, this expansive home offers breathtaking country views with Sappa Creek as a backdrop from a spacious deck with built-in seating. The main level features an open-concept design, seamlessly connecting a bright living room with a classic brick fireplace, a generously sized kitchen with an island and ample counter and cabinet space, and a dining area with direct deck access for effortless indoor-outdoor living. A beautifully updated full bathroom and a convenient enclosed laundry room complete this level. Up a few steps, three sizeable bedrooms and a second full bathroom with a jetted tub provide ultimate relaxation. The lower level expands the living space with an additional living room, a third full bathroom, and a fourth bedroom. This level also opens to a 1,140-square-foot unfinished basement, offering endless potential for customization or storage. A secondary basement access connects directly to the kitchen for added convenience. A spacious two-car garage, accessible from the kitchen, ensures practicality. A 30ft x 60ft outbuilding with a cement floor and 220-volt outlets provides versatile space for hobbies, equipment, or a workshop. Nearby feed bunks and paneling to the north support agricultural needs. Schedule a showing today to experience quiet country living with stunning views.

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: 6.48± acres **Taxes:** \$5,875 **Price:** \$450,000

Estimated Room Sizes

Main Floor	
Kitchen	16'7" x 14' 8"
Dining Room	13'2" x 14'8"
Living Room	20'8" x 14'4"
Laundry Room	10'4" x 9'10"
Full Bathroom	10'9" x 5'2"
Upstairs	
Bedroom	16'4" x 15'3"
Bedroom	16'4" x 13'2"
Bedroom	11'3" x 10'9"
Full Bathroom	10'9" x 10'7"
Lower Level	
Living Room	29' x 14'6"
Bedroom	15' x 9" x 13'11"
Full Bathroom	9' x 5'3"
Basement	30' x 38'

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.