

ACREAGE FOR SALE

12668 US Highway 75 • Blair, Nebraska
3.59+/- Acres, Offered at \$349,000



L-2200446

Featuring:

- Adjacent to US Highway 75 .85 miles North of Blair Public Library.
- Spacious home with 5 bedrooms that includes forced air furnace and central air.
- Short distance to Blair Nebraska with most community services.
- Hard wood floors and new roof in 2014.
- A total of 3.59 acres to facilitate all of your future needs and hobbies.



Directions to Property: From the Blair Public Library, .85 miles north on US Highway 75, on the east side of Highway.

Property Description: Dramatic mature trees (sycamore and walnuts) located on lot within close proximity to the city of Blair. Large lot for all of your hobbies and potential business needs (3.59 acres). Two chicken coupes are included with the real estate.



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For additional information, please contact:

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Property Information

Residential Description: Excellent location adjacent to Highway 75. House is a two-story with 2,136 sq footage (inside measure). Acreage will include an estimated 3.3 acres with grain bin (10,000 bushel). House has 5 bedrooms with 2 full baths. The house has a forced air propane furnace, soft water conditioner, and central air conditioning. Great curb appeal for this rural residence site. You will enjoy the wrap around porch.

Community Features: Blair, Nebraska is a very active community with employment opportunities, excellent schools, medical services, etc. Approximately 30 minutes north of northwest Omaha. Transportation routes are excellent. Small town atmosphere close to the metro area of Omaha.

Year Built: 1913

Lot Size: 3.37 acres

2022 Taxes: \$4,300.00 Est.

Price: \$349,000

Aerial Map



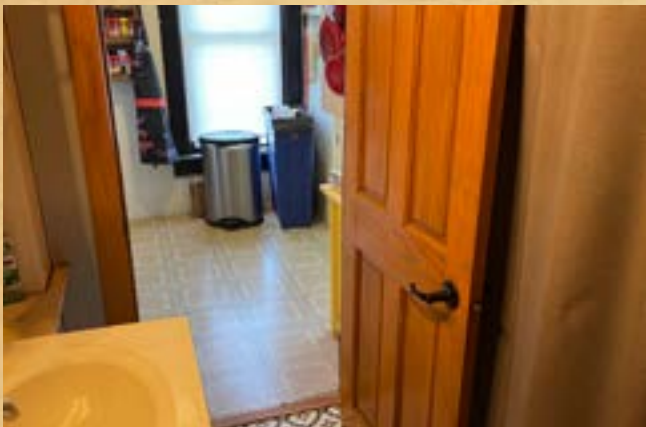
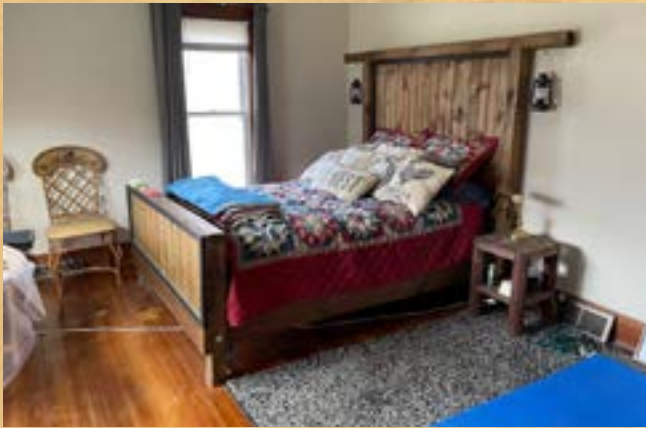
Location Map



Estimated Room Sizes:

Master Bedroom: (first floor)	13 x 15
First Bedroom: (first floor)	13 x 14
Second Bedroom: (second floor)	11 x 13
Living Room (first floor)	17 x 17.5
Family Room: (bathroom, second floor)	7 x 13.5
Dining Room: (first floor)	13.5 x 15
Kitchen: (first floor)	15.5 x 17
Basement: (partial)	327 sq ft
Laundry Room: (first floor)	6.5 x 9
Bathroom: (first floor)	6.5 x 7.5
Bedroom: (second floor)	13 x 13.5
Bedroom: (second floor)	13 x 14





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.