

## Beautiful Acreage Setting!



**Residential Property Address:** 85950 587th Ave. Wakefield, NE.

**PRICE: \$98,000**

**Legal Description:** TL 9 SEC 25-27-5 85950 587th Ave., Wakefield,, Dixon County, NE 68784

**Annual Tax:** \$1,293.28 **Possession date:** Negotiable **Year Built:** Not Known **Lot size:** 4.01 Acres

**Schools:** Emerson Hubbard Schools or Wakefield Community Schools

**Property Description:** 4 Bedroom, 1 Bath home on 4+ acres. This home has 1 year old Fuel oil furnace (installed 2014), steel siding, walk-in closet in master bedroom and lots of charm! The outbuildings include a detached garage w/ concrete floor, a storage shed with 3 year old roof and a barn. There is a ton of potential in this property. Please call Wendy for your personal tour soon!

### Property Details

**Construction:** Steel siding  
**Roof:** Composition shingles  
**Heating:** Fuel Oil Furnace (2014)  
**Cooling:** Central Air  
**Water Heater:** 50 gal.  
**Utility:** Breakers and Fuses  
**Well:** working  
**Septic:** working  
**Propane Tank:** 750 Gal. (owned)

### Interior Features

Main Level	1,086 sq. ft.
Second Floor	453 sq. ft.
Total sq. ft.	1,539 sq. ft.

**Hardwood Floors under carpet!**

**Excellent place for a hobby farm!!**

### Main Floor

**Porch:** 13' x 8 x 7'  
**Kitchen:** 13' x 13'  
**Dining:** 10' 6" x 15'  
**Bath:** 5' 6" x 9'  
**Living Room:** 12' x 18'  
**Master Bedroom:** 11' x 11' 10" w/ walk-in Closet

### Second Floor

**Bedroom #2:** 11' x 11'  
**Bedroom #3:** 11' 4" x 7'  
**Bedroom #4:** 11' 10" x 8'

**Basement:** Unfinished

### Outbuildings

**Garage:** Concrete Floor (approx 24 x 20)  
**Barn:** Dirt floor; Has electricity to it  
**Storage Shed:** (Approx 12 x 24), Shingled Roof  
**(All dimensions are approximate.)**

**We cooperate**

*The information contained within this data sheet, although believed to be accurate, is not warranted.*



206 Main St. Wayne, NE.

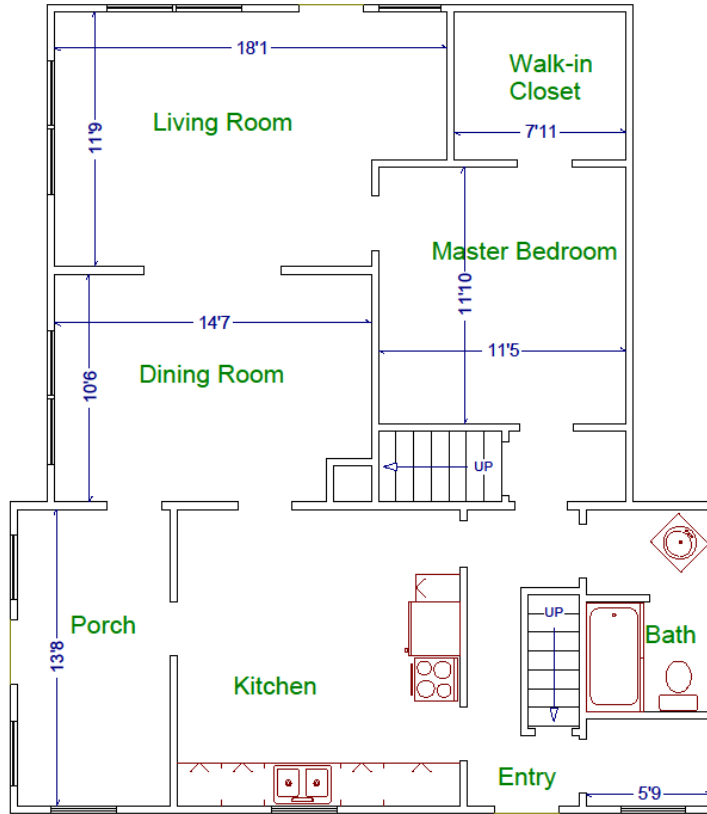
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**Wendy Vawser**  
Residential Sales

Main Floor



2nd Floor

