

Good 'Ol Country Livin'!



New Price

Residential Property Address: 57825 871 Rd. Dixon, NE.

PRICE: \$109,000

Legal Description: A tract of land in SW¼ Sec 28, T29N, R4E Dixon County Nebraska.

Annual Tax: \$865.44 **Possession date:** Negotiable **Year Built:** Not Known **Lot size:** 5.7 Acres

Schools: Laurel-Concord-Dixon-Coleridge School

Property Description: Pretty location with very usable outbuildings; including a large machine shop that's able to store grain, and a large farrowing house with concrete floor! The large machine shop is an excellent place to park your truck, boat, tractor or other toys! The 3 bedroom house has a nearly new furnace and up-dated water heater. Could use a little handyman work, but has potential. Call Wendy for your personal showing today!

Property Details

Construction: wood siding
Roof: Composition shingles (2002)
Cooling: Heating: Central Air (2013)/ Propane Furnace (2013)
Water Heater: 40 gal.
Utility: 150 amp Breaker box (updated 2006)
Well: working
Septic: working
Propane Tank: owned

Interior Features

Main Level	935 sq. ft.
Second Floor	426 sq. ft.
Total sq. ft.	1,361 sq. ft.

Excellent place for a hobby farm!!

Main Floor

Kitchen/Dining: 18' x 13'4"
Bath: 7' 6" x 5' 1"
Living Room: 23' 4" x 15' 6"
Bedroom #1: 11'1" x 12'
Laundry: 10' x 13'5"

Second Floor

Bedroom #2: 7' 7" x 12' 2"
Bedroom #3: 11'3" x 8'3"
Office: 9'1" x 7'9"

Outbuildings

Shop Building: 75' x 50'
Farrowing House: 20' x 50' concrete floors
Grain Bin: 10,000-12,000
 Potential income of \$2,400/yr
 (All dimensions are approximate.)



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



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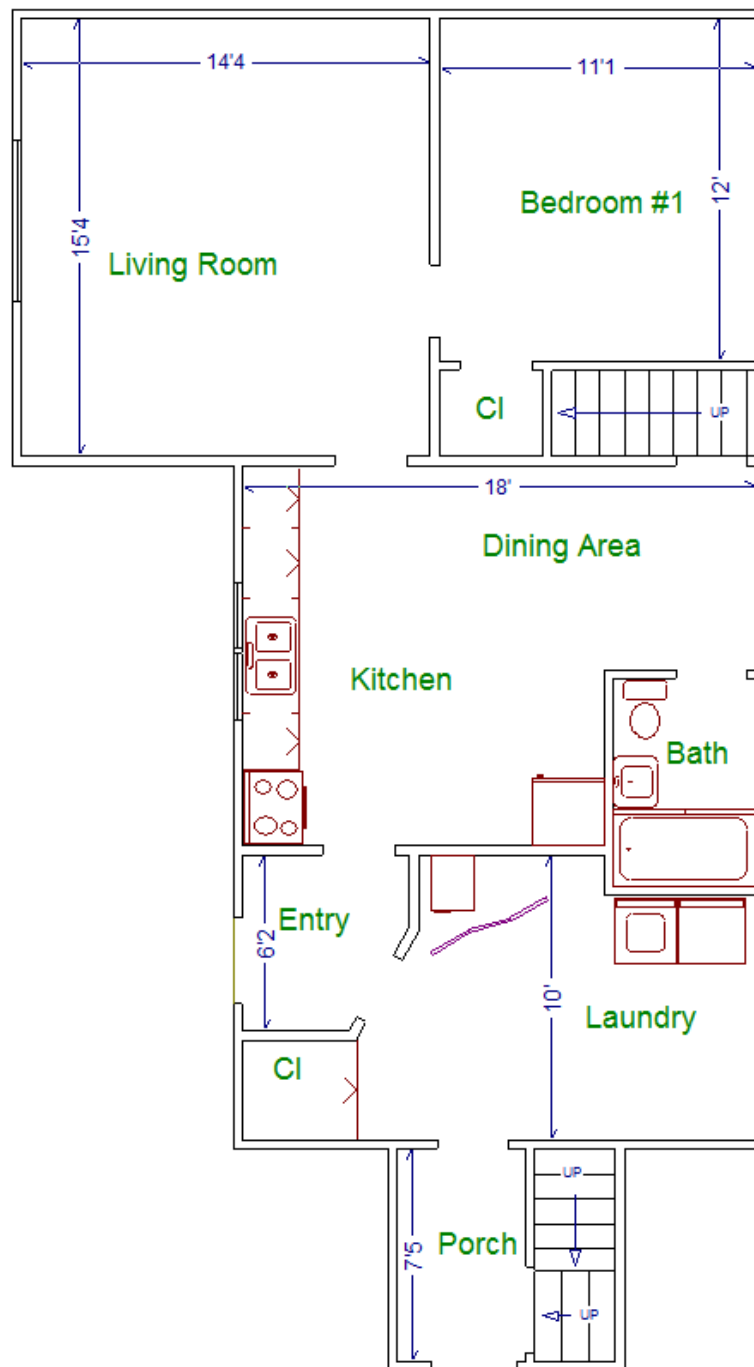
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Wendy Vawser
Residential Sales

Main Floor



2nd Floor

