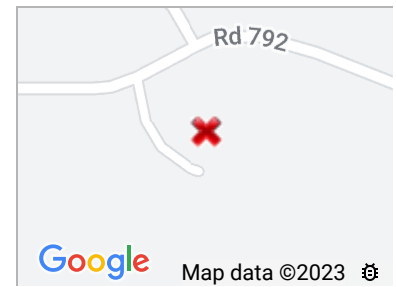


ALL FIELDS DETAIL



| | | | |
|-----------------------|----------------|-----------------------------|-------------------------------------|
| MLS # | 31270 | BEDROOMS | THREE |
| Asking Price | \$950,000 | TOTAL BATH | ONE |
| Status Comment | New Listing | GARAGE CAPACITY | TWO |
| Status | ACTIVE | GARAGE TYPE | DETACHED |
| Class | RESIDENTIAL | STYLE | 1 1/2 |
| Type | ACREAGE | SQ. FT. ABOVE GROUND | 2001-2300 |
| Area | ANSLEY | APPROX. AGE | 61+ |
| Address | 45184 Road 792 | BASEMENT | YES |
| City | Ansley | WATERFRONT | NONE |
| State | NE | AUCTION | NO |
| Zip | 68814 | Marketing Comments | Variety of Opportunities Available! |
| Sale/Rent | For Sale | | |
| Foreclosure | No | | |
| IDX Include | Y | | |



GENERAL

| | | | |
|----------------------------------|-------------------------------|----------------------------------|---|
| VOW Include | Yes | VOW Address | Yes |
| VOW Comment | Yes | VOW AVM | Yes |
| Number of Acres | 71.00 | Price Per Acre | \$13,380.28 |
| Agent | Tom Ries - Cell: 308-730-0844 | Listing Office 1 | Stracke Realty, LLC - Off: 402-340-2990 |
| Listing Date | 6/23/2022 | YEAR BUILT | 1920 |
| LOT SIZE | 71 acres | Apprx. Sq. Ft: Upper | 408 |
| Apprx. Sq. Ft: Main | 1305 | Apprx. Sq. Ft: Grdn Lvl | 0 |
| Apprx. Sq. Ft: Basement | 314 | Apprx. Sq. Ft: % Finished | 2027 |
| Apprx Sq Ft Above Ground | 1813 | Apprx Total Square Feet | 2027 |
| Original Price | \$950,000 | Associated Document Count | 1 |
| Sales Broker Compensation | office | Days On Market | 244 |
| Update Date | 12/8/2022 | Status Date | 7/3/2022 |
| Hotsheet Date | 7/3/2022 | Price Date | 7/3/2022 |
| Input Date | 7/3/2022 2:52 PM | AVERAGE GAS | 60.00 |
| AVERAGE ELECTRIC | 225.00 | Geocode Quality | Exact Match |
| Picture Count | 42 | Days On MLS | 234 |
| Input Date | 7/3/2022 2:52 PM | Update Date | 12/8/2022 2:47 PM |
| Video Count | 0 | | |

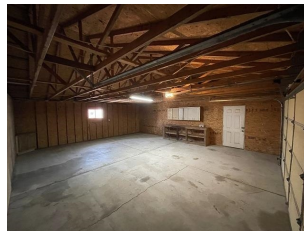
FINANCIAL

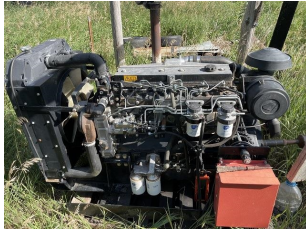
| | |
|---------------------------|----------------------|
| PARCEL # 000879700 | TAXES 4286.10 |
| TAX YEAR 2021 | |

ADDENDUM

Addendum This is an amazing property that fits a variety of lifestyles. A remodeled house with lifetime architectural shingles, and lifetime windows installed in 2014, an unattached garage with shop area and a huge 50 x 80 completely finished shop all on 71+/- acres. (Sellers are willing to split the property as home & buildings with +/-5 acres or land only. Survey to determine acres with home. Land price TBD.) This 3 bedroom one bath house has a huge kitchen with plenty of room to cook, bake or entertain. Just off the kitchen is a large dining room connected to a full sized living Room. The Master bedroom on the main floor has plenty of room and a great sized walk in closet with shelving included! Just around the corner is the main bath with large corner vanity with ample storage and a large shower with sliding glass doors, and washer dryer hook ups. On the west side of the house is a screened in porch for outside coffee breaks in the morning to enjoys the outdoors or to watch our amazing Nebraska sunsets! Heading upstairs you have two nice sized bedrooms with large closets and built in dressers. The house also has an outdoor Heatmor wood burner that will heat the entire house, heat water for the house and it's piped to heat the 50x80 shop! The shop is entirely insulated. The South side of the garage is also insulated. You won't even know the Nebraska winter has hit. Outside is a 2 car garage with a built in shop area for woodworking or other indoor miscellaneous projects. And last but far from least is an amazing fully finished 50 x 80 shop with concrete floor, a built in pit and concrete approach. This amazing shop comes with an oil burning furnace, 200 amp electrical panel, Ingersoll Rand air compressor, and lots of shelving. If you look closely there is a full sized Jeep Grand Cherokee parked in the corner just to give you an idea of how massive this shop is. It also has an attached 15ft. lean-to on the outside. Crop ground is 36 irrigated acres of corn with a Perkins power unit, 15 acres of dryland corn and 16 acres of grass. A running creek on the South side of the Highway and a dry creek on the North end of this parcel that promotes wildlife activity for the outdoorsman/woman. Start your new adventure by purchasing this amazing Property!! Call Listing Agent Tom Ries 308.730.0844 Kitchen: 22'x13' Pantry: 7'6"x3' Dining Room:13'6"x13'6" Living Room:15'3"x13'6" Main Bath:10'x11'6" Master Bedroom:21'x12' Second Bedroom:16'x13'6" Third Bedroom:12'x16" Basement:18'6"x17' Front Porch:7'6"x37'6" Detached Garage: 30'x40' (shop area:30'x15') Shop 50'x80' with 15' Lean to (200 amp panel) Property is located on public school bus route, K-12.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed. All measurements are approximate and should be verified. The listing broker's offer of compensation is made only to Participants of the MLS where the listing is filed.