

## Listing #1



## 1200 N. Wixon Street, Atkinson, NE 68713

List Price	\$160,000 on 02/08/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11432936
Property Type	House
County	Holt
Total Tax	\$1,148
Tax ID	450043800
FEMA Flood Map	<a href="https://fema.gov/portal">fema.gov/portal</a>

**Cozy 3 bed, 2 bath home on 1 acre outside of city limits!** - Cozy 3-Bedroom, 2-Bath Manufactured Home on 1 Acre Come see this inviting 3-bedroom, 2-bath manufactured home, offering 1,056 square feet of comfortable living space. Built in 1978, this home sits on a spacious 1-acre lot just outside city limits, providing a peaceful retreat in a quiet neighborhood with mature, established trees. A full unfinished basement offers ample storage space or the potential for future expansion. The detached 2-car garage provides plenty of room for vehicles, tools, or hobbies. Enjoy the serenity of country-style living while still being conveniently close to town. Don't miss this opportunity-schedule your showing today!

### Property Details

- 3 Total Bedrooms
- 2 Full Baths
- 1056 SF
- 1.00 Acres
- Built in 1978
- 1 Story
- Available 2/08/2025
- Mobile Home Style
- Full Basement
- 1056 Lower Level SF
- Lower Level: Unfinished

### Interior Features

- Pass-Through Kitchen
- Laminated Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Microwave
- Garbage Disposal
- Washer
- Dryer
- Carpet Flooring
- Laminate Flooring
- Living Room
- Dining Room
- Kitchen
- 2 Fireplaces
- Wood Stove
- Forced Air
- Natural Gas Fuel
- Natural Gas Avail
- Central A/C

### Exterior Features

- Manufactured (Multi-Section) Construction
- Vinyl Siding
- Asphalt Shingles Roof
- Detached Garage
- 2 Garage Spaces
- Private Well Water
- Private Septic
- Deck
- Shed

### Taxes and Fees

- Tax Year 2023

### Presented By

**Kellyn Kilmurry, Stracke Land & Realty** 402-340-2977 [kellie@strackerealty.com](mailto:kellie@strackerealty.com)

Listing data is deemed reliable but is NOT guaranteed accurate.