

LAND FOR SALE

DAWSON COUNTY ACREAGE

Location: 3 miles north of Overton, or 10 miles east of Lexington on paved Road 756. (located near the corner of paved Road 444 and paved Road 756)

Address: 44391 Road 756, Overton, Nebraska

Legal

Description: A tract of land located in the E1/2 SE1/4 Section 36-T10N-R2W of the 6th P.M., Dawson County, Nebraska.

Property

Description: A 2.65 acre acreage located on paved Road 756. (Final acreage and property boundaries to be determined by a survey)
Improvements include a well maintained 1 1/2 story house, detached garage, quonset, storage building, and grain storage.

Building

Improvements: House - 2,163 sq.ft. 1 1/2 story home with modest basement, four bedrooms, and 1 1/2 baths. Interior is well maintained with modern kitchen and flooring that consists of carpet and linoleum. The exterior has hardboard siding with brick veneer along with an asphalt shingle roof that is in good condition. It is equipped with central air and heat is provided by a propane furnace. Additional features include a large family room with fireplace, Culligan reverse osmosis drinking system, exterior wood deck, and a 16kw back up generator that provides electricity in times of power failure.
Detached Garage - 12' X 20' wood frame with full concrete floor. Equipped with an automatic garage door.
Machine Shed - Behlen quonset measuring 40' X 104'. All metal construction with concrete floor. Access is provided by one walk in, one implement sized automatic overhead door.
Granary / Storage Building - 30' X 32' wood frame with full concrete floor. Exterior consists of vinyl siding with an asphalt shingle roof.
Grain Storage - Four metal bins with concrete foundations. One is a dryer bin, while the other three have air in the floor. Total estimated capacity - 31,500 bushels of corn



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

RE Taxes: 2011 Real Estate Tax - \$2,046.64

List Price: **\$199,000.00** **Cash** **PRICE REDUCED!!**

Comments: This is a well maintained property with tree shelter belts bordering along the west and north. It is well landscaped with yard having an automatic sprinkler system. Do not miss this opportunity to own this top quality Dawson County acreage.

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Dawson County Acreage - Additional Information

1. Kitchen appliances include Amana RadarRange microwave, and a Maytag JetClean Quiet Plus dishwasher.
2. Water to the house and site is provided by a well equipped with an electric submersible. System includes an 85 gallon Challenger pressure tank new in October 2010. 64 gallon Reliance Model 606 water heater, new in 2002.
3. Furnace is a Lennox Elite, new in 2007
4. AC unit new in 2008
5. Fireplace is equipped with a Pacific Energy Insert which was new in 2000.
6. Main floor bedroom dimensions
12'X11'6"; 11'X20'9"; and 10'X10'



DAWSON COUNTY ACREAGE AERIAL PHOTOGRAPH & LOCATION MAP



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