

# A C R E A G E F O R S A L E



**LOCATION:** Approximately 1 1/2 miles west of Riverdale, Nebraska on Hwy 40, then south on Evergreen Road. Start of property on north side of road between Evergreen Road and Hwy 40.

**ADDRESS:** 12990 Evergreen Road, Riverdale, Nebraska

**LEGAL**

**DESCRIPTION:** Part of Lot 6 and part of railroad right-of-way Section 31-T10N-R16W of the 6th P.M., Buffalo County, Nebraska.

**ACRES & TAXES:** 2.82 assessed acres. 2009 Real Estate Taxes - \$1,947.24

**HOUSE:** This home is a two bedroom, one bath, 1,014 sq.ft. ranch style house with a two car oversized garage. Home features a furnished kitchen, dining area, large living room, office, front porch, rear deck, and small storage shed. Wall air conditioning and electric ceiling radiant heat. An all electric house. Crawl space under majority of house, but does have a 4' deep, 8'X16' storm cellar/storage area.

**LIST PRICE:** **\$120,000 PRICE REDUCED!!**

**COMMENTS:** Home was built in 2001 as a retirement home. Is in excellent condition, offers good views and access. Has its own well and septic system, with existing and newer trees. Sits on east side of adjacent bluff on the Wood River, offering hunting opportunities.

**CONTACT:** **Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com**  
David J. Frost, Assoc. Broker (308) 380-8321  
Bryan Danburg, Salesperson (308) 380-3488  
Kent Richter, Salesperson (308) 627-6465

*Offered Exclusively By:*



**AGRI AFFILIATES, INC.**

*... Providing Farm - Ranch Real Estate Services. ...*

*Management · Sales · Auctions · Appraisals*

**KEARNEY OFFICE**  
P.O. Box 1390  
2418 East Hwy 30  
Kearney NE 68848-1390  
[www.agriaffiliates.com](http://www.agriaffiliates.com)  
**(308) 234-4969**

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.




**AGRI AFFILIATES, INC.**  
*... Providing Farm - Ranch Real Estate Services ...*  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



**AGRI AFFILIATES, INC**

... Providing Farm - Ranch Real Estate Services ...

[www.agriaffiliates.com](http://www.agriaffiliates.com)

# JACOBSON ACREAGE ADDITIONAL INFORMATION

## Appliances

Kenmore Bottom Load Dryer  
Kenmore Top Load Washer  
Frigidare Self-Cleaning Oven/Smooth Top  
Evergrind Garbage Disposal  
Kenmore Elite Dishwasher  
Kelvinator 15 cu.ft. Refrigerator w/3.3 cu.ft. of freezer space & 11.7 cu.ft. of refrigerator space (no ice maker)  
Whirlpool Wall Air Conditioner  
Maytag, Series 8 - 50 gallon electric hot water heater  
1/2 hp Chamberlain garage door opener  
Radiant electric ceiling heat w/thermostats in each room

## **ALL ELECTRIC HOME**

## Floor Covering

Bath/Utility	Vinyl
Kitchen/Dining	Vinyl
Balance of House	Carpet

Windows - Thermal pain crank out windows - Argon LoE2 Shelter Windows

Exterior Doors - 36 inches wide, Interior Doors - 30 inches wide

## Room Dimensions

Kitchen/Dining	17'4" X 11'
Living Room	17'3" X 14'2"
North Bedroom	11'6" X 11'
South Bedroom	11'6" X 10'6"
Back Deck	12' X 10'
Front Deck	6' X 18'
Garage, sheet rocked with garage door opener, Sidewalks insulated	23'8" X 25'
Wood Shed	8' X 10'

Crawl space under house with a 4' deep, 8'X16' storm cellar and storage area

