

LAND FOR SALE

Excellent Home
302 Court Street
Theftord, Nebraska

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Theftord Info: Theftord is located in the center of the Historic Nebraska Sandhills, at the crossroads of US#83 and NE#2. The Theftord community provides an excellent opportunity for country living or retirement. Theftord offers a variety of stores to meet your daily needs including a grocery store, hardware store, bank, restaurants, and motels. Employment is provided by a variety of businesses including: a cattle equipment company, Burlington Northern Railroad, and many local ranches. The man planted Nebraska National Forest is a portion of the US Forest Service, located on the Middle Loup River just east of Theftord. The Sandhills provide excellent hunting and fishing opportunities for a large variety of wildlife.

Location: Located in Theftord, Nebraska on Highway #2. Just a short block from the grade school and 3 blocks from high school.

Lot Dimensions: 105' x 115'

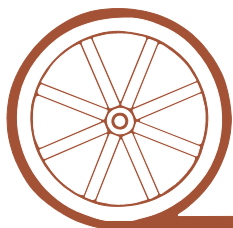
Taxes: 2007 Real Estate Taxes payable in 2008: \$1,082.16

Price: \$75,000 Cash

Comments: This beautiful home with 4 bedrooms, and 2 1/4 baths, is cooled by central air and heated by both hot water base board and electric cove units. The upper level includes a master bedroom with 1/4 bath and large his and hers walk-in closets; full bath, 2nd bedroom, and large living room with fireplace; the dining area has large built-in cupboards and silverware drawers; the kitchen has electric stove, dishwasher, double stainless steel sink with garbage disposal, and many cupboards plus a built in desk. Cupboards, drawers and closets were constructed of solid birch wood (not veneer). The main level laundry area includes stacking washer and dryer, coat closet, and built in broom closet. Off the living area is a 10'x 24' Arizona room with large picture windows, wood stove with built in wood storage - filled from the outside, opening into the room. The lower level has 1 large double bedroom, a second bedroom with nice large closets, and a bathroom with walk in shower, large linen and storage closet. The second bedroom has a double sink and cabinets along with hookups for apartment size propane stove (partial summer kitchen). This level also offers a full length family room with fireplace and large hearth, near new carpet and tiled floor, and a murphy bed. The hot water furnace and water heater are located on this level. The 3 car attached garage has automatic door openers (2 car lengths in-line); a separate 30'x16' steel clad building also has automatic door openers for the garage area, with an additional 8'x16' shop area. The shop is lined and has a nice work bench. This building has access by concrete driveway from the alley. The beautiful lawn is watered with underground sprinklers.

Contact: Duane McClain (308)530-0221 or Leland Johnston (308) 645-9640
Shown By Appointment Only-John Childears, Mike Polk, Loren Johnson

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