

Acreage in Beautiful Setting!!



Residential Property Address: 1257 C avenue, Emerson, NE.

PRICE: \$ 67,500

Property Description: Home has many updates including new flooring in kitchen, laundry and basement family room, newly painted family room, new toilet in bath and disposal in kitchen. Appliances in kitchen include range, built-in oven, dishwasher and disposal. Acres include 3-4 acres available for livestock lots or horses. This acreage is located in a beautiful tree-lined setting you must see!

Schools: Emerson

Annual Tax: Unknown

Possession date: Immediate

Year Built: Unknown

Legal Description: A tract of land located in the southwest 1/4 of the Southeast 1/4 of Section 1, T26N, R5E of the 6th P.M., Thurston County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of the Southeast 1/4 of Section 1, T26N, R5E of the 6th P.M., Thurston County, Nebraska; thence N90°00'00" E on an assumed bearing on the South line of said Southeast 1/4, 545.00 feet; thence N 00°06' 24" W and parallel to the West line of said Southeast 1/4, 600 feet; thence N 86°50'59"W, 545.88 feet to a point on said West line; thence S 00°06'24"E on said West line, 630.00 feet to the point of beginning, containing 7.69 acres, more or less.

Property Details

Lot Size: 7.69 Acres

Construction: Wood Frame

Cooling : Window Air on main floor only

Heating: Electric Baseboard

Water Softener: Owned

Water Heater: 40 Gal (New in 2011)

Utility: 100 amp Box

Roof: Asphalt shingles

Garage: 1 car attached garage (flat roof)

Siding: Wood

Sewer: Drains into grove

Well: 4" cased submersible well. Approximately 60' deep, pressure tank in well pit.

Crop land /Pasture: Approximately 3-4 acres, ideal for 4-H calves or horses.

Legal Survey

Interior Features

First Floor 1088 sq. ft.

2nd Floor 481 sq. ft.

Basement (Fin) 550 sq. ft.

Kitchen: 13 x 10 **Family Room:** 23 x 15

Living Room: 23 x 15 **Bedroom #1:** 11 x 12

Dining Room: 11 x 12 **Bedroom #2:** 15 x 12

Laundry: 7 x 11 **Bedroom #3:** 12 x 13

Bath : 11 x 5 **Bedroom #4:** 9 x 11

(All measurements are approximate).

Out Buildings

Barn #1: 26 x 30, Tin roof (2 overhead doors, loft)

Corn Crib: 26 x 30, Tin roof

Barn #2: 10 x 34, Tin roof

Grain bins: 2

Miscellaneous sheds

The information contained within this data sheet, although believed to be accurate, is not warranted.



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