

Country at its best!!



Residential Property Address: 57526 851 Rd., Wayne, NE.

PRICE: \$240,000

Legal Description: Part of NE¼, NW¼, 12-25-3 Wayne County, Wayne, NE. 68787.

Annual Tax: Undetermined **Possession date:** Negotiable **Year Built:** 1977 **Lot size:** Approx. 11 ac.

Property Description: Perfect for a family who wants to enjoy nature. This 3 bedroom, 2 bath ranch home is situated on approx 11 acres with convenient location just off highway. This home features an open floor plan, a beautiful curved fireplace, eat-in kitchen, formal dining room, and spacious master bedroom with 3/4 bath. Also located on property is a 2nd House: Brick Bungalow, 2 bedroom with updated kitchen cabinets, great wood floors and newer roof. This would be a great building for a studio or home based business office!

Ranch Style Property Details

Construction: Brick/ siding

Roof: Composite shingles new in 2010

Cooling /Heating: Central air /gas furnace

Water Heater: 40 gal. water heater

Water softener: Owned

Well: Newer pressure tank

Utility: Breaker box

Garage: 2-car with opener.

Interior Features

Main Level	1,764 sq. ft.
Basement (Finished)	1,628 sq. ft.
Total sq. ft.	3,392 sq. ft.

Kitchen/ Dinette: 12' x 18'10" Oak Cabinets, appliances included and vinyl flooring.

Living Room: 13'4" x 5'5"

Family Room: 13'6" x 22'6"

Main Bath: 5'10" x 11'

Master Bedroom: 15'5" x 15'4" with bay window

Master Bath: 5' x 5'8"

Bedroom #2: 13'3" x 11'6"

Bedroom #3: 12'2" x 10'5"

Basement:

Laundry room, bath, and family room.

(All dimensions are approximate.)

We cooperate!

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



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