

## Acreage located out of the tension zone!



**Residential Property Address: 57492 846 Rd., Wisner, Ne.**

**PRICE: \$160,000**

**Legal Description:** Lot 1 Kramer's Lot Split of NE NE 2-24-3 Pilger Precinct, Wisner, NE. 68791

**Annual Tax:** \$1,325.22 **Possession date:** Negotiable **Year Built:** unknown **Lot size:** 5.0 acres

**Property Description:** If you are looking for a place in the country that's ready to move into, this is it!

The home has 3 bedrooms, 1 bath, an updated open kitchen, solid oak woodwork and a finished family room in the basement. The outbuildings are also a must see. In addition to the 1 car attached garage, there is a detached 2 car garage, and a wonderful building for a shop. This is a very well kept home and acreage with plenty of options for your future.

### Property Details

**Construction:** Vinyl siding  
**Roof:** Newer Composition shingles (4 years ago)  
**Cooling: Heating:** Gas furnace/ Central Air  
**Water Heater:** Propane 50 gal. tank  
**Utility:** 200 amp Breaker box  
**Well:** Newer submersible pump (Approx 8 yrs ago)  
**Septic:** Newer (4 years ago)  
**Propane Tank:** 500 gal.  
**Garage:** 1 car attached, 2 car detached

### Interior Features

|                     |               |
|---------------------|---------------|
| Main Level          | 832 sq. ft.   |
| Second Floor        | 416 sq. ft.   |
| Basement (finished) | 208 sq. ft.   |
| Total sq. ft.       | 1,456 sq. ft. |

### Main Floor

**Kitchen:** 11' x 15' 6"  
**Dining Area:** 9' x 11'  
**Living Room:** 13' x 15'  
**Bedroom #1:** 12' x 12'  
**Bath:** 5' 6" x 10'

### Second Floor

**Bedroom #2:** 12' x 12'  
**Bedroom #3:** 10' x 15'

### Basement

**Family Room:** 13' x 15'  
**Laundry:** 6' x 10'

(All dimensions are approximate.)

**We cooperate**

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



206 Main St. Wayne, NE.

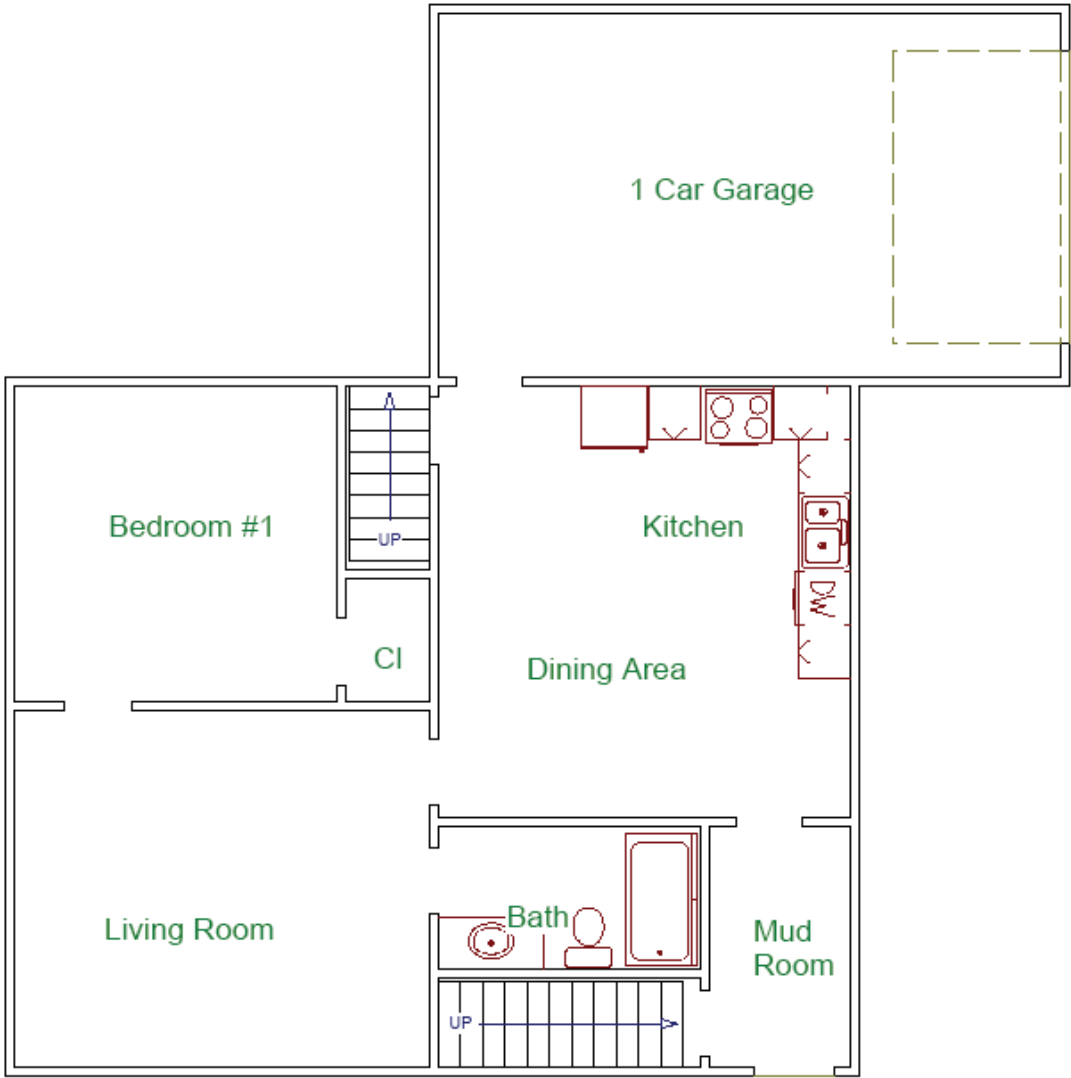
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**Wendy Vawser**  
Residential Sales

Main Floor



2nd Floor

