Acreage located out of the tension zone!

Residential Property Address: 57650 848th Rd., Wayne, Ne. **PRICE: $145,000**

Legal Description: Tax Lot 10, Part NW ¼ NE ¼ 30-T25N-R4E of the 6th P.M., Wayne County, Ne. 68787
Annual Tax: $1,793.43 **Possession date:** Negotiable **Year Built**: 1900 **Lot size**: 16.27 Acres
Schools: Wayne Community
Property Description: Discover the joy of country living! This all electric (no propane to worry about) home, has 3 bedrooms, 2 baths, with new flooring in kitchen and upstairs. Updates also include a new roof in 2011, an energy efficient heat pump w/ electric furnace backup and new ductwork in 2012 along with updated water heater. The main floor laundry, kitchen appliances and wood fireplace add to the value. There is a detached 2 car garage, and several outbuildings on this property. Horses and small animals welcome!!

Property Details

Construction: vinyl siding
Roof: Newer Composition shingles (2011)
Cooling: Heating: Electric Furnace/ Heat Pump (2012)
Water Heater: Propane 40 gal. tank (electric)
Utility: 200 amp Breaker box
Well: Newer pump and motor in well (2012)
Septic: pumped 3 years ago
Propane Tank: owned but not in use
Garage: 2 car detached

Interior Features

Main Level	905 sq. ft.
Second Floor	677 sq. ft
Total sq. ft.	1,582 sq. ft.

This is a very pretty acreage with lots of areas of expansion. Call Wendy today to set up your showing!

Main Floor

Kitchen: 13’ x 13’
Laundry: 9’ 6” x 7’
3/4 Bath: 9’ 6” x 5’ 8”
1/2 Bath: 9’ 6” x 4’ 6”
Living Room: 23’ 4” x 15’ 6”

We cooperate

Second Floor

Bedroom #1: 10’ 2” x 15’ 3”
Bedroom #2: 9’ 6” x 15’ 3”
Bedroom #3: 11’10” x 9’

Basement

Unfinished

(All dimensions are approximate.)

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

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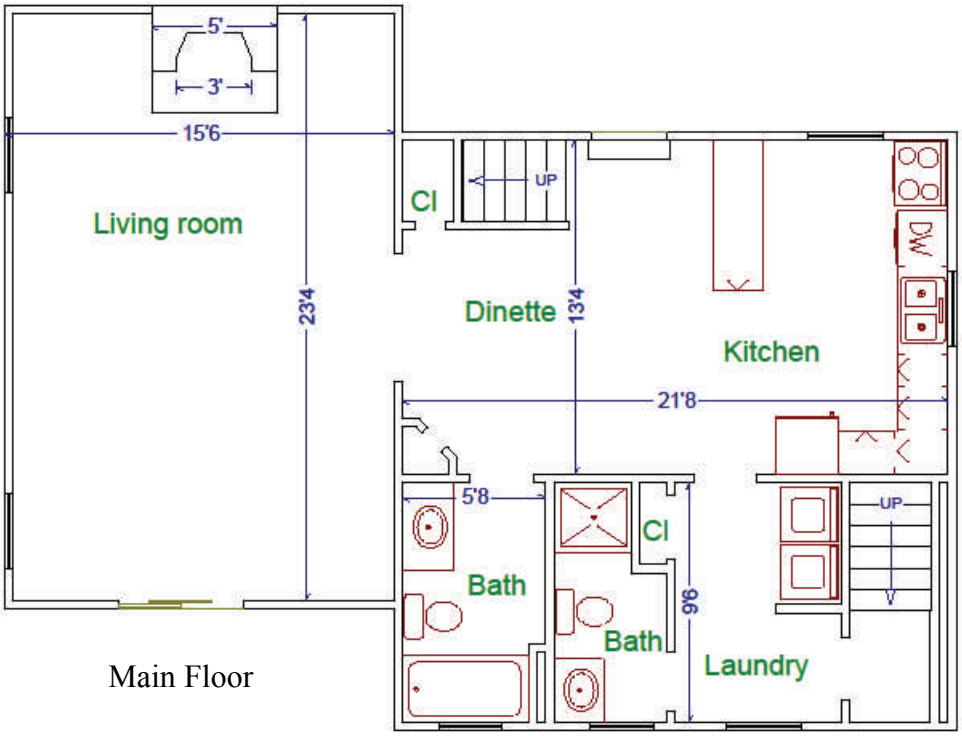
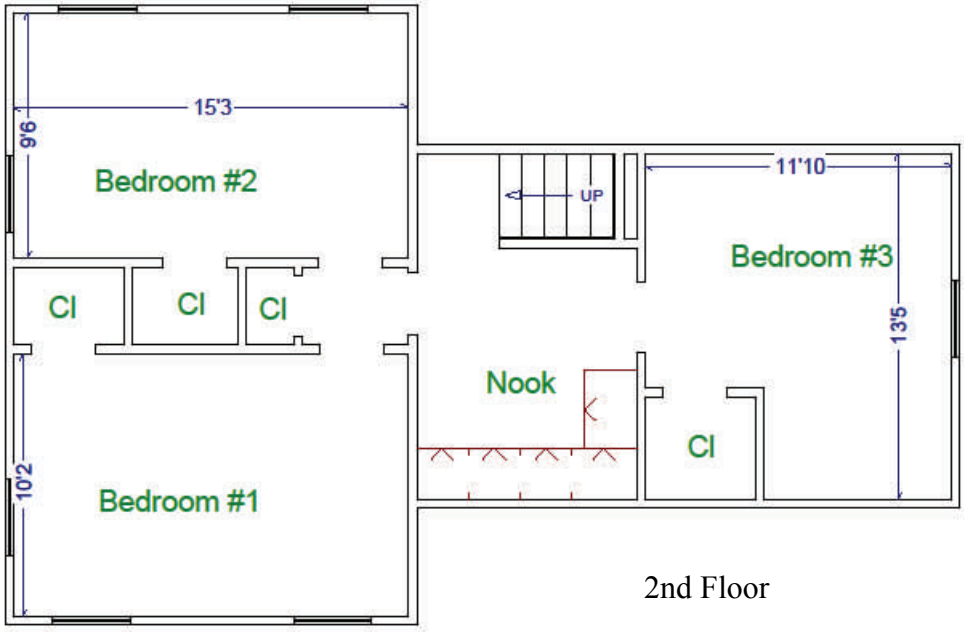
206 Main St. Wayne, NE. visit us at: **www.midwestlandco.com**

Wendy Vawser
Residential Sales



Main Floor



2nd Floor