

# ACREAGE FOR SALE

## DAWSON COUNTY ACREAGE



**Location:** 2 miles west of Overton, or 8 miles east of Lexington, just off Highway 30.

**Address:** 44251 Road 753, Overton, NE 68863

### Legal

**Description:** 4.03 acres located in the SW1/4 Section 14 and 2.84 acres located in the NW1/4 North of the Railroad Section 23 all in T9N-R20W of the 6th P.M., Dawson County, Nebraska.

### Property

**Description:** A recent survey indicates total of 6.87 acres. Acreage improvements include a well maintained 1 1/2 story house, detached garage, quonset, Morton building, grain storage, and miscellaneous outbuildings.

### Building

#### Improvements:

House - 2,444 sq.ft. 1 1/2 story home with four bedrooms and two bathrooms. Built in 1889, two additions were added in 1970 and 1974. Interior is well maintained with modern kitchen and flooring consists of carpet, ceramic tile, and laminate. Exterior has vinyl siding and asphalt shingle roof. It is equipped with central air and an electric furnace. Additional features include an east bathroom and living room which were remodeled in 2012, a new 50 gallon water heater installed in 2012, a kitchen which was remodeled in 1998, a Culligan reverse osmosis drinking system, a large front porch, two electric wells for domestic and livestock water, and two septic tanks.

Detached Garage - 24' X 40' metal covered with full concrete floor. Equipped with electricity and two automatic garage doors.

Morton Building - 40' X 60' metal covered with gravel floor. Access is provided by one walk in and one implement sized sliding door. Equipped with electricity.

Quonset - 40' X 50' metal covered with full concrete floor. Sits on 2.84 acres across road 756 to the south.

Large Open Front Building - 20' X 34' pole frame with metal roof and sides, and dirt floor.

Small Open Front Building - 18' X 30' pole frame with metal roof and sides, and dirt floor.

Shop - 16' X 24' all metal shop with full concrete floor.

Storage Bins - 11,000 bushel and 2,500 bushel grain bins with aeration floors and unloading augers. No aeration fans.

*Offered Exclusively By:*



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



**RE Taxes:** 2013 Real Estate Tax (Estimated by the Dawson County Assessor's Office) - \$2,158.86

**List Price:** \$219,000

**Comments:** This is a well maintained acreage located in a strong farming community. Part of the house was remodeled in 2012, including one bathroom and living space. Owners will consider parceling. Do not miss this opportunity to own this top quality Dawson County acreage.

**Contact:**

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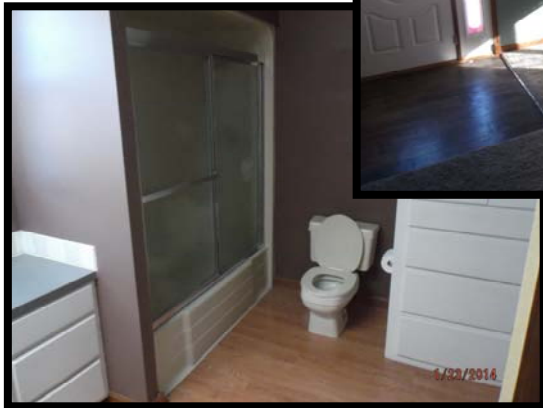


**Additional Information:**

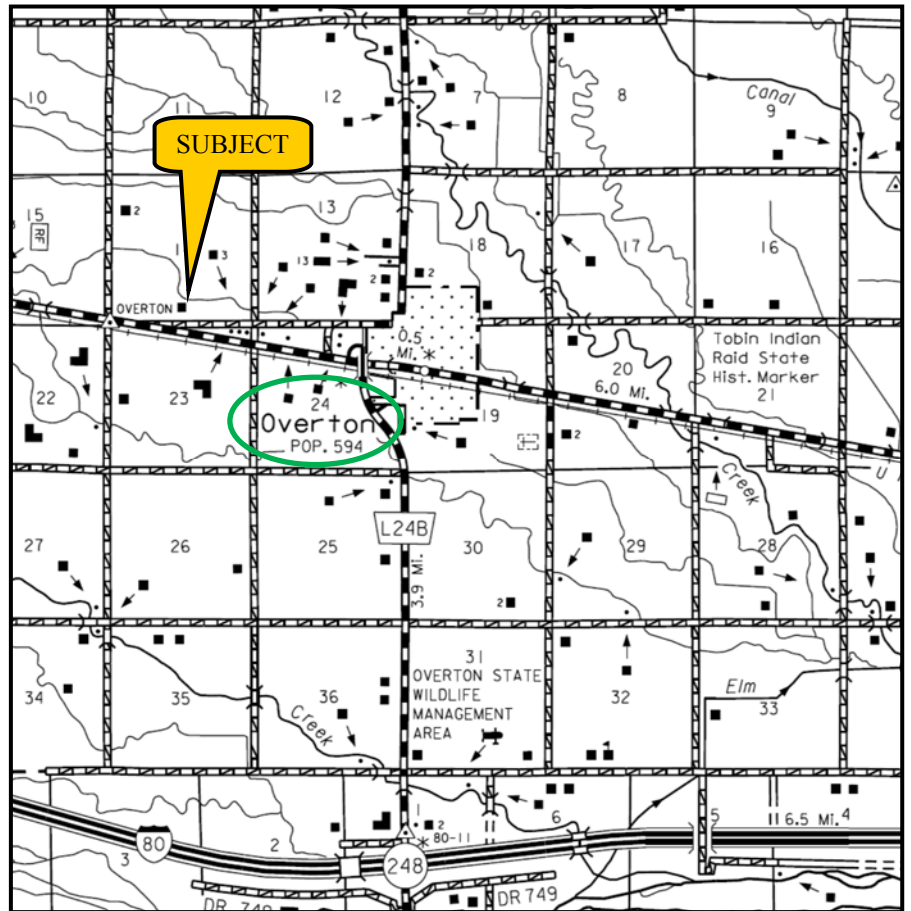
1. Bedroom dimensions: first floor master bedroom - 11.5'X24'; second story bedrooms - 9.5'X14'; 9'X13.5'; and 9'X12'.
2. West living room dimensions - 14'X24'. East living room dimensions - 13.5'X15'.
3. A/C and heating system new in 2003.
4. Water heater new in 2012.
5. Appliances include: dishwasher, garbage disposal, oven/range, and microwave.



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