



## AINSWORTH RECREATIONAL HAVEN



A relaxing getaway sitting on 6.45± acres with a fully stocked pond and remodeled home.

**APRIL GOOD**

Associate Broker

April's Cell: 402-322-0770

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# PROPERTY HIGHLIGHTS

**List Price** **\$225,000**

**Location** 42440 US Hwy 20, Ainsworth, NE

## **Legal Description**

Tract Located in PT.S1/2SE1/4NW1/4 Lying South of RR R.O.W. – Total 6.45 Acres 23-30-23

**Acres** 6.45±

**2017 Taxes** **\$674.48**

## **Property Summary**

If you have been looking to purchase your own piece of paradise property, we have the listing for you! This is a rare opportunity to own a completely remodeled home sitting on 6.45+/- acres with a fully stocked pond containing perch, bluegill, bass, catfish and crappie. As the saying goes - location sells, and this place is conveniently located close to the Ainsworth Municipal Golf Course and the Ainsworth Regional Airport.

This move-in ready home comes complete with all the fine furnishings and appliances. In 2006, a new block basement was added to the property and a home built in 1925 was brought in. The remodeling process started shortly after that and includes all new sheetrock, electrical, plumbing and furnace/central air unit. In 2015, custom cabinets were finished, and new flooring was installed.

In addition to the home and pond, there is a 24x12 shed with a concrete floor. This was previously used as a fun indoor gathering place to get out of the elements but would also make great storage for your tackle supplies and more. Also included is a 40 ft. storage crate and a one-car metal garage. Owners pride shows throughout this entire property and is truly one of a kind!

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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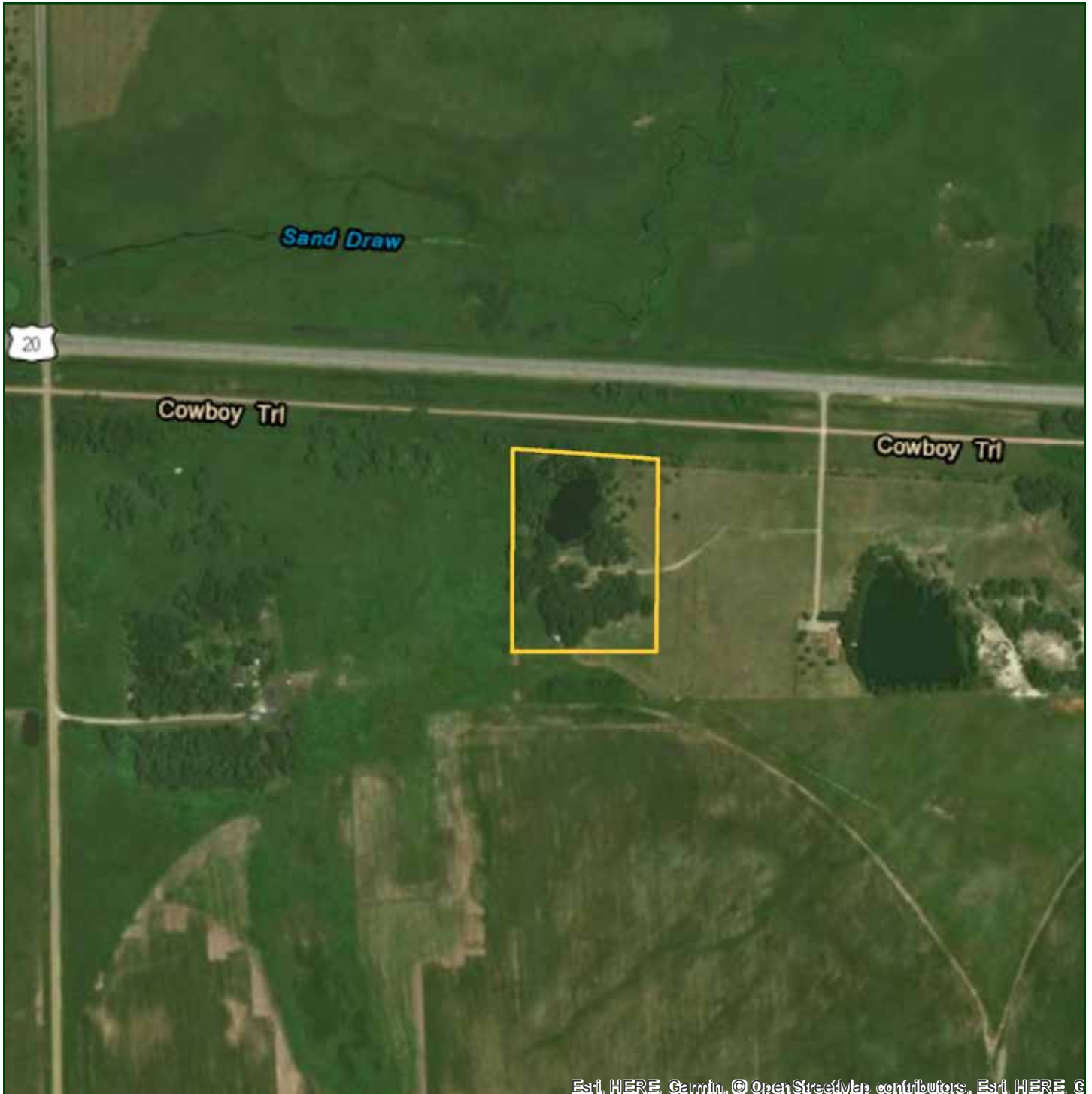
Email: april@lashleyland.com

# LOCATION MAP



**Boundary lines are estimates - Map for illustration only**

# AERIAL MAP



Esri, HERE, Garmin, © OpenStreetMap contributors, Esri, HERE, ©

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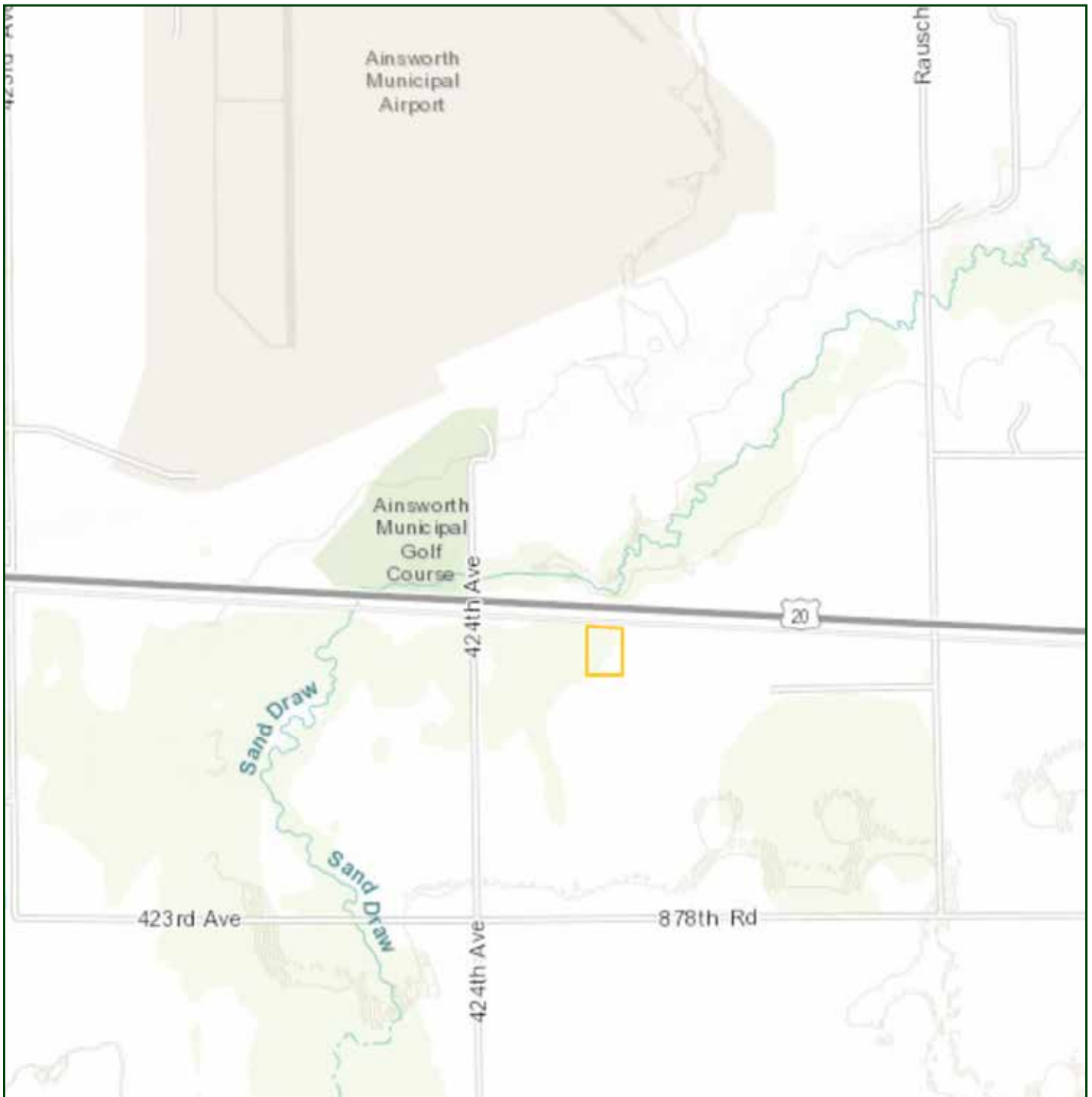
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# TOPO MAP



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# PROPERTY IMAGES



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## THE REAL ESTATE EXPERTS YOU CAN TRUST

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## APRIL GOOD

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