

CLAY COUNTY ACREAGE



A gorgeous custom built home on 21± acres near Clay Center, NE.

BRYAN NORTH

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$575,000
Location	30771 Rd T, Edgar, NE 68935 Approximately 10 miles Southeast of Clay Center
Legal Description	36 6 6 N1/2SE1/4NE1/4 Clay County, NE
Acres	21±
Taxes - Estimated	\$5,499.96

Property Summary

Have you been wanting to get to the country and have a slice of the quiet life with beautiful views and hunting out your back door? Do not miss out on this opportunity to own an unbelievable acreage on 21+ acres with a 2015 completely custom built home. This home was built to be a forever home and is being offered at a fraction of the cost of the total investment that the Sellers have put into it. It is 1.75 miles off pavement, and located just 40 minutes Southwest of Hastings or 40 minutes South of Aurora, and an hour and a half from Lincoln. It's centrally located to enjoy the quiet country life, but still close to the city amenities. It's also close to the small towns of Clay Center and Fairfield, which are only approximately 10 miles away. The nice community of Edgar, with a grocery store, is approximately 6 miles away. Located in the Sandy Creek School district, this is a great location to raise a family.

The absolutely stunning home has five bedrooms, four bathrooms, and 4,800 total square feet. The main level has 2,400 square feet and another 2,000 square feet of finished basement is on the lower level. A good sized storage/utility room is also on the lower level, and is 400 square feet in size. The eye catching reclaimed wood flooring on the main level adds an elegant charm, and enhances the natural earth tones found throughout the home. The floors are custom made, and all of the wood came from a barn in Kansas. The kitchen boasts stainless steel appliances, and custom cabinetry with custom welded iron railings throughout. The home has a large open concept and high ceilings with fantastic architecture of big beam trusses. This is truly a beautiful home!

The main level holds the master bedroom and bath plus two more bedrooms with a Jack and Jill style bathroom. The family room, kitchen, breakfast nook area, office, and laundry room are also all located on the main level. The lower level has a bar kitchenette area, large rec room with a walk out double door, two bedrooms, one bathroom and the utility/storage room.

There is a 3 car attached, finished, and insulated garage. This home is double insulated and is set up with a heat pump that is very efficient. Two separate wells, that are tied together, provide water to the property.

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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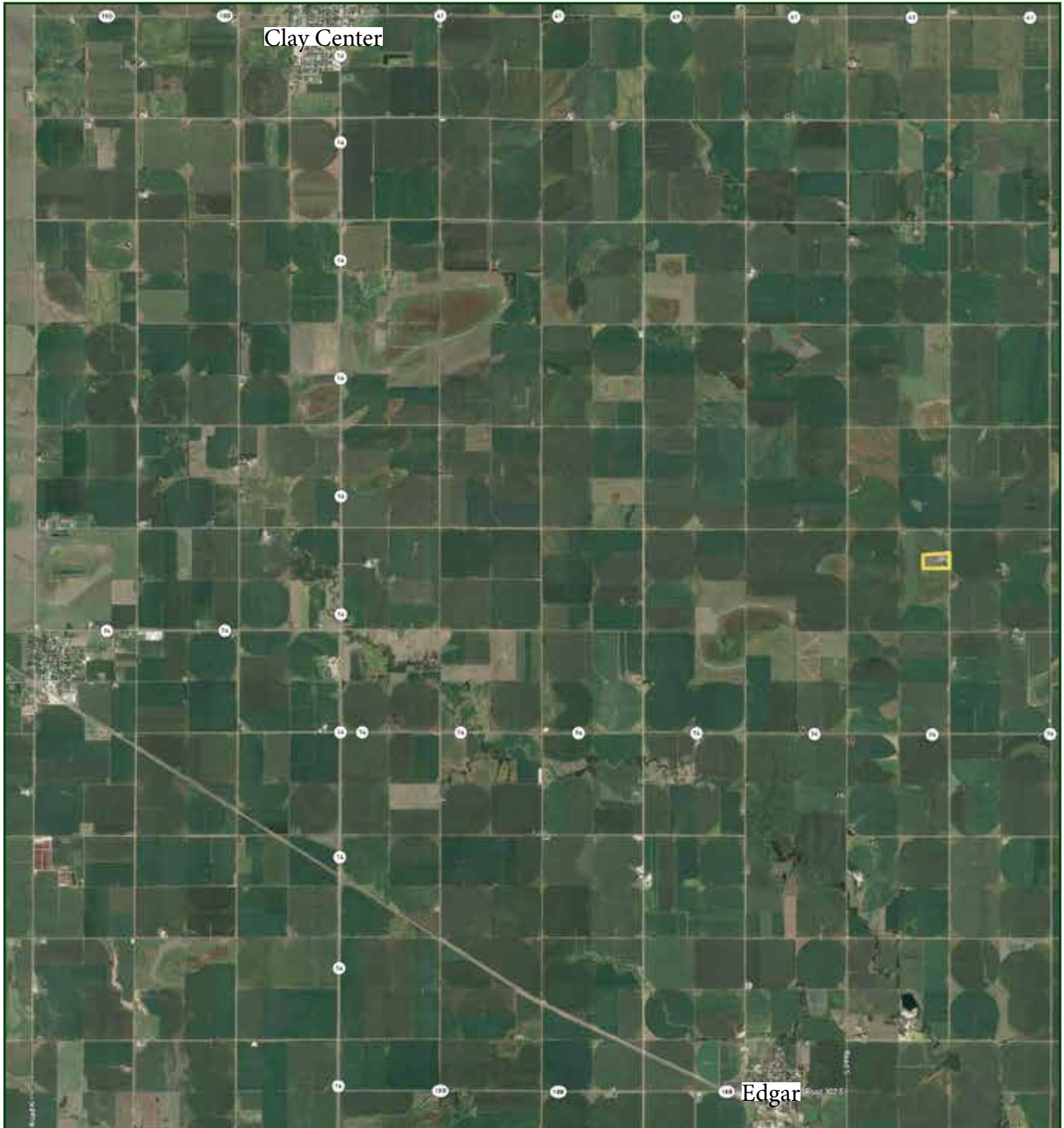
The North and West sides of the property have well established evergreen shelter belts. There is a barn with two horse stalls and a tack room. The indoor riding arena inside the barn also duals as a calving barn or equipment building, and is 40'x48'. Outside the barn, there are multiple pens set up for horses or livestock as well as a 10± acre alfalfa field. There is also a roping arena and riding area, which could double as an additional livestock pen.

The acreage overlooks the Greenhead State Wildlife area, and ducks, geese, teal, and upland birds can all be found on the land.

This property is perfect to enjoy wildlife and the peaceful country living. Showings must be scheduled in advance with pre-approved buyers. Call for additional details.



LOCATION MAP



Boundary lines are estimates - Map for illustration only

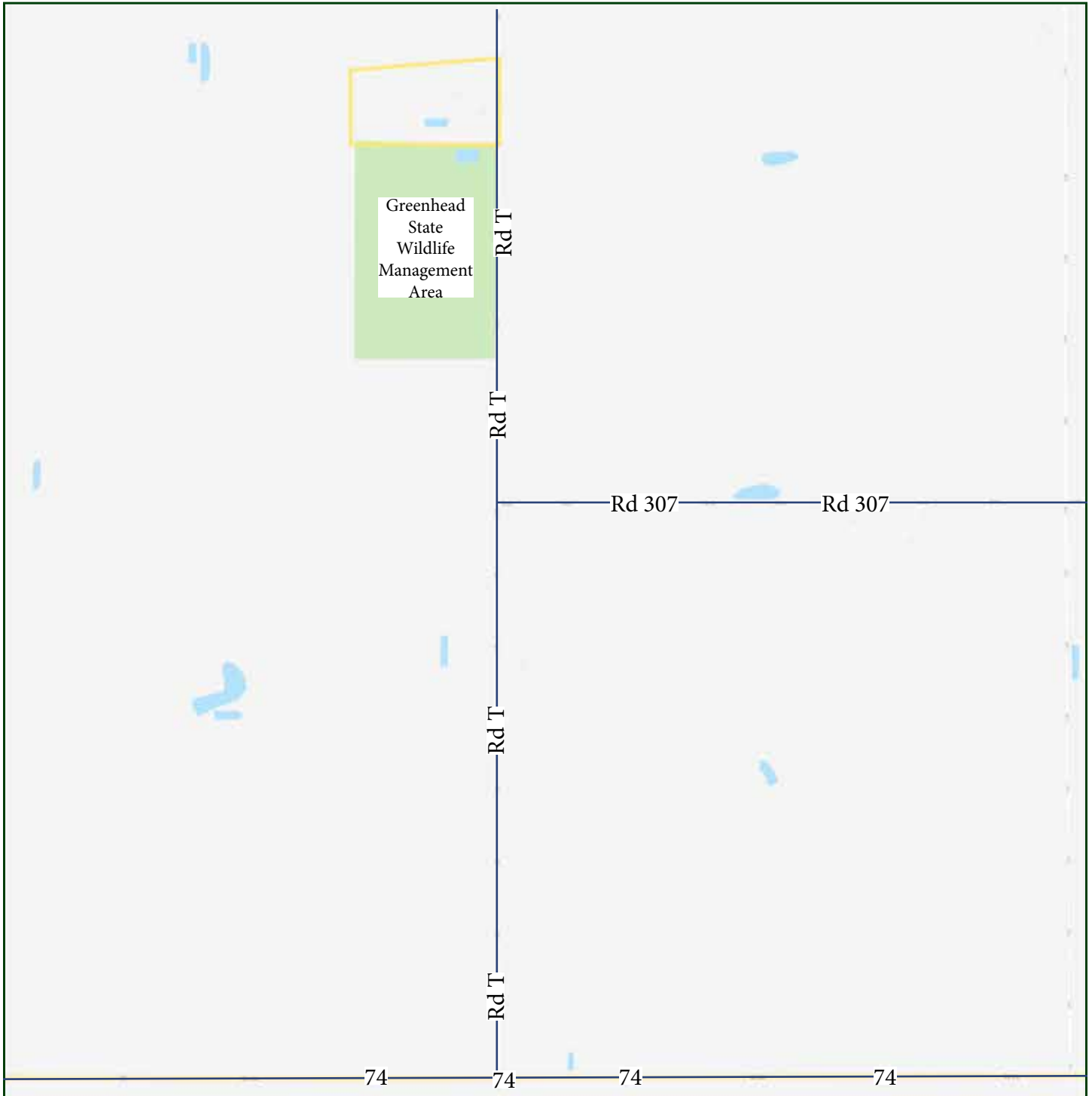
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UP CLOSE LOCATION MAP



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AERIAL MAP



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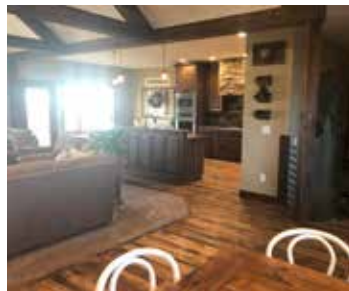
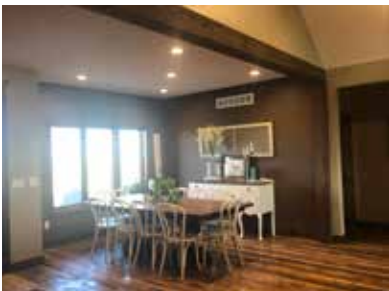
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PROPERTY IMAGES



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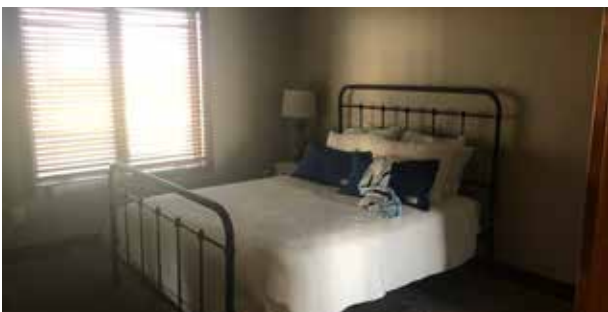


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THE LAND EXPERTS YOU CAN TRUST

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