



FT. MCPHERSON LOG HOME AND RANGE



A log home tucked away in Loess Canyons with 218± acres and gorgeous views.

Co-Listed by:

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TAMI TIMMERMAN-LASHLEY

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PROPERTY HIGHLIGHTS

List Price **\$465,000**

Location 12567 S Valley View Road, Maxwell, NE 69151

Legal Description

Township 12 North, Range 28 West of the 6th P.M., Lincoln County, Nebraska:

Section 8: Pt. SW1/4SE1/4

Section 8: Pt. SW1/4SE1/4 Lying W of the CNPPID Canal

Section 17: NE1/4&E1/2SE1/4

Acres 218.85±

Taxes - Estimated **\$3,036.30**

Property Summary

Here's a great property for both the outdoorsman, hobby rancher, or horse enthusiast! This well-built log home is nestled into the edge of the Loess Canyons overlooking the Platte Valley, not far from Fort McPherson National Cemetery. The Seller has done a fantastic job keeping the cedars fairly contained to only the deep draws, leaving plenty of open grassland on the hill tops. There are a total of 206 range acres on this property, with the remaining 13 acres comprising the home site. The property borders Cottonwood Canyon Lake which is part of a State Wildlife Management Area. There's good crappie, bluegill and white bass fishing in the lake, and huge catfish and walleye have been taken out of the canal from the bridge leading to the property. Numerous deer, both Whitetail and Mule Deer, inhabit the canyons, and they come up to feed on the open pastures at night. There are several great places for a food plot and elevated blinds positioned to take advantage of the deer trails leading up out of the canyons. The range land is watered by a windmill and tank, and all the fences are in good shape. There is a 40' x 45' steel building that would make good equipment storage or a good horse barn.

The 2,153 sq ft, 3 bedroom 2 3/4 bath home features a large deck on the east side for dining and hot tubbing, with a wrap around deck enabling views in all directions. The kitchen features a timber coved ceiling, and is open to the living room with it's soaring windows and timber framing. A large master bedroom upstairs is open to an office space with a railing overlooking the living room, flooded with natural light. There is another bedroom

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and full bath on the main floor, as well as the laundry room. There is an oversized tub on the main floor, and all plumbing is located in one wall. The basement has a rec room, a third non-conforming bedroom, and a bonus room. The garage on the lower level is accessed through the basement. This is a comfortable, cozy home in the Winter, and an open, airy, indoor/outdoor living space in the summer. The log home construction makes this home very efficient, easily holding heat in the winter and staying cool in the summer. The log home was well built and well-maintained, keeping it airtight and leak free. The setting is peaceful and private, filled with wildlife and possibilities.

This log home was built in 1997. It was treated with Mountain Cedar stain and re-coated with Thompson's water sealer every three years.

Recent Improvements to the Property

The Furnace and Heat Pump were replaced in November 2018

The Hot Water Heater was replaced in May 2018

The Hot Tub was replaced in 2015

Washer and Dryer are less than 5 years old

Asphalt Drive paved -\$10,000

Cedar clearing in pasture - \$5,000

30 x 40 metal Cleary building

Other Features

The septic system has double tanks.

The fireplaces are vent-free, run on propane.

Automatic sprinkler system

Asphalt Drive paved

Items that Will Stay With the Property

Kitchen Stove, Refrigerator, Dishwasher, Microwave all stay

Washer and Dryer stay

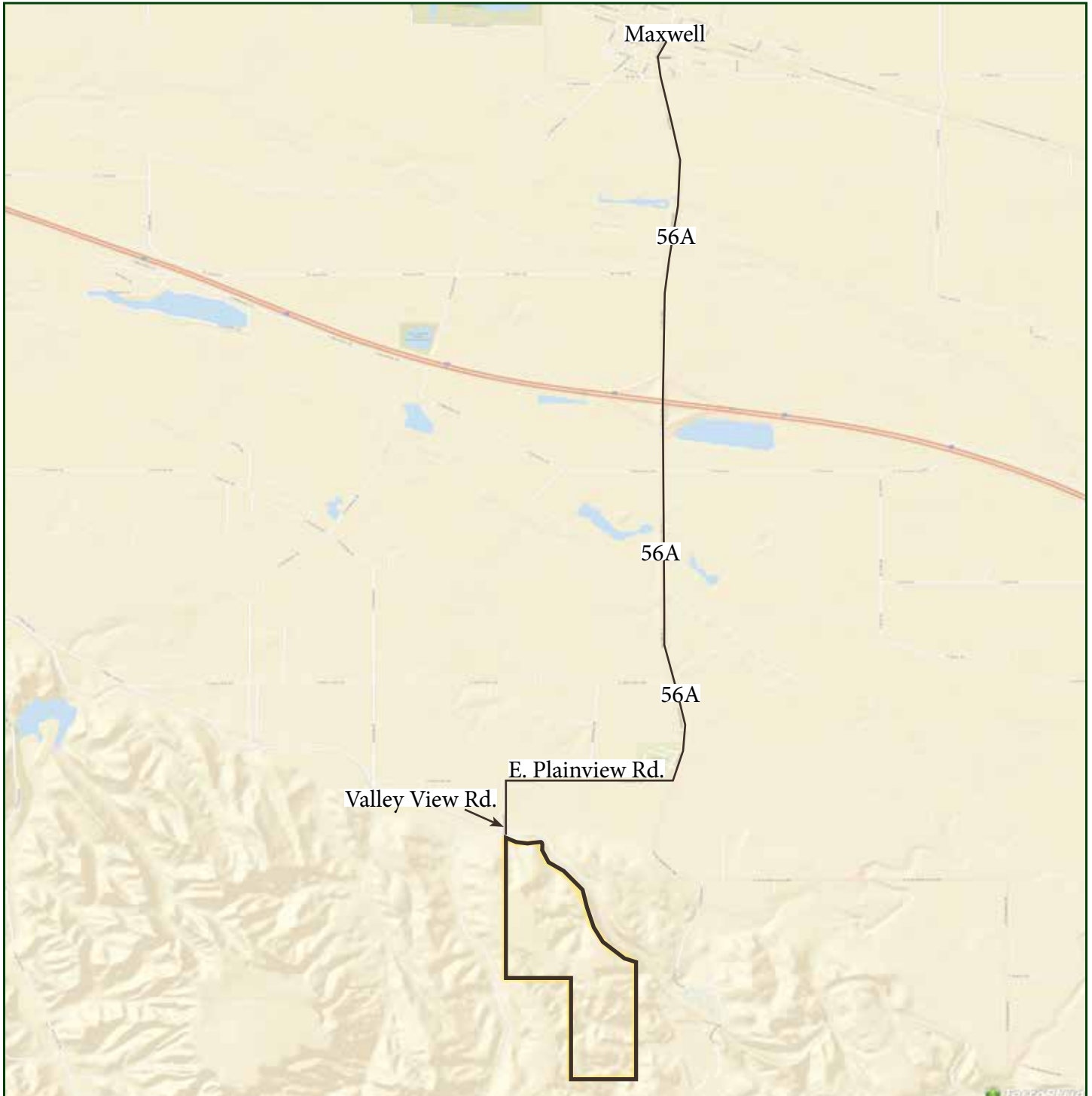
Hot Tub stays

Upstairs office bookcase, six cabinets, and office computer all stay

Basement Large TV and surround stays

Glass Cabinets in the garage stay

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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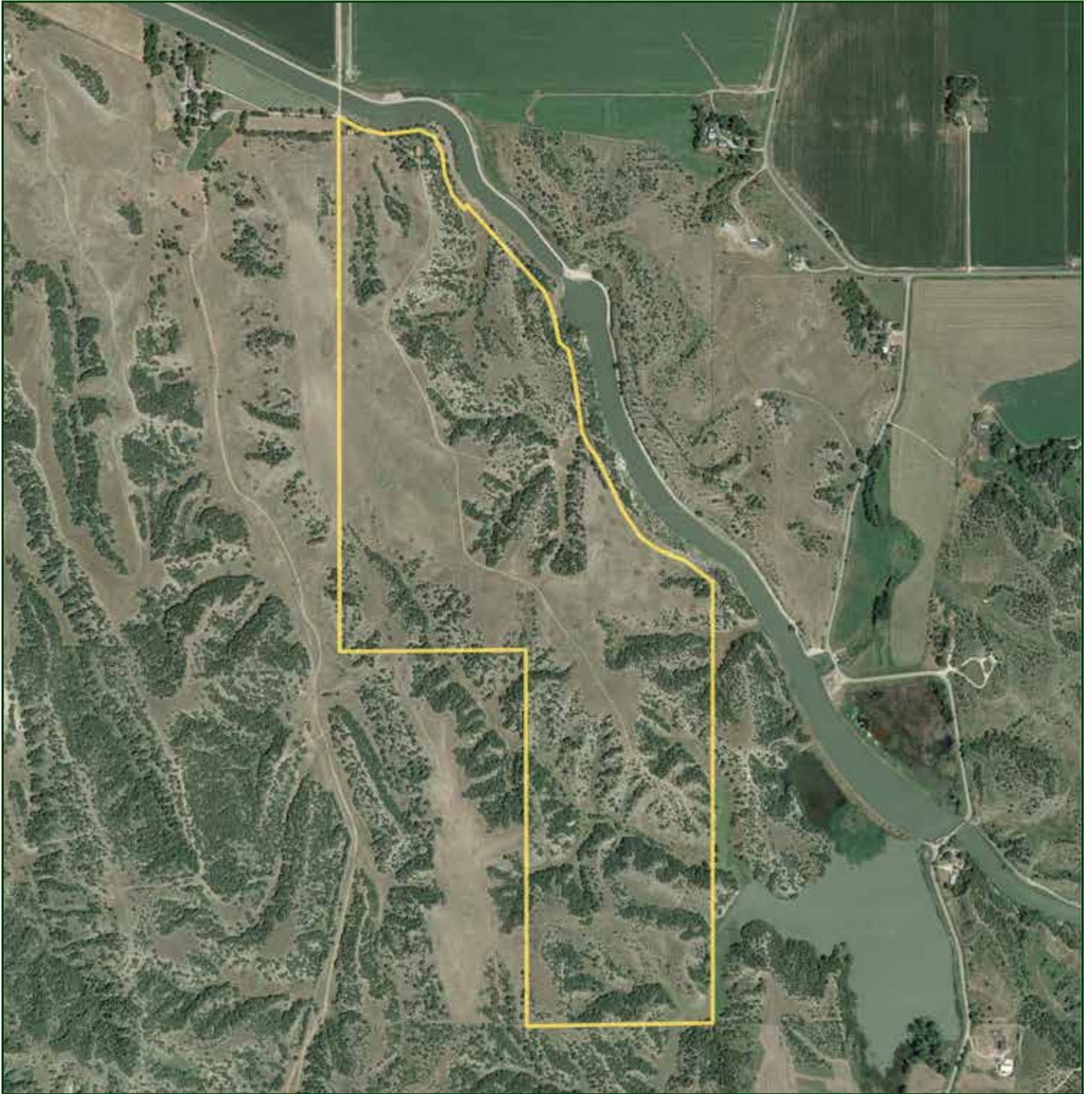
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AERIAL MAP



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PROPERTY IMAGES



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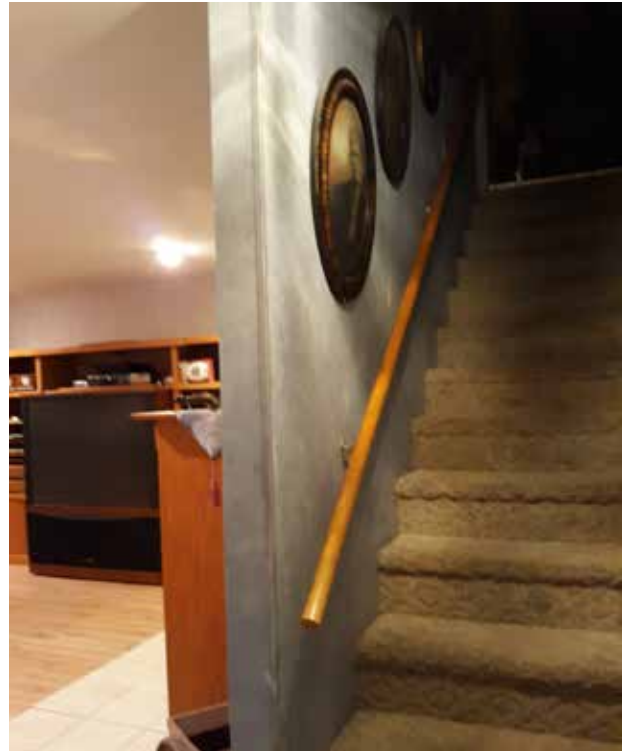
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THE LAND EXPERTS YOU CAN TRUST

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