



AINSWORTH COUNTRY HOME AND ACREAGE



A beautifully maintained property with 39 acres and an updated home.

APRIL GOOD

Associate Broker

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PROPERTY HIGHLIGHTS

List Price	\$425,000
Location	87650 Goldenrod Rd., Ainsworth, NE
Legal Description	NWSE 39.20 Acres 35-30-22
Acres	39.20±
Taxes - Estimated	\$2,359.80

Property Summary

Ainsworth Country Home & Acreage consists of 39.20+/- Acres for sale South of town and East off Highway 7. The home was built in 1977, has been very well taken care of and has had extensive updates. In 2018, neutral flooring was installed throughout the main floor which has 4 bedrooms, a full bathroom in the master and a full bathroom near the other bedrooms. The open concept kitchen and dining room have beautiful views of the country as well as the living room that has a fireplace with a wood burning stove insert.

The basement has ample storage space, a large family room, an office/craft room a $\frac{3}{4}$ bathroom and 2 non-conforming rooms that could become additional bedrooms with the installation of egress windows. New Mohawk carpeting was installed in the basement the summer of 2020 and is moisture resistant.

The 48' X 40' shop has a concrete floor, an oil change pit, a 16'x12' overhead door and 2-9'x9' doors. There is an additional storage building behind the shop.

This beautiful and well-maintained property is suitable for most buyers whether you are looking for a starter home, retirement home or a country acreage. An abundance of wildlife can be seen roaming through this property from the neighboring corn fields. Call today for additional information on the numerous updates and possibilities this property has to offer.

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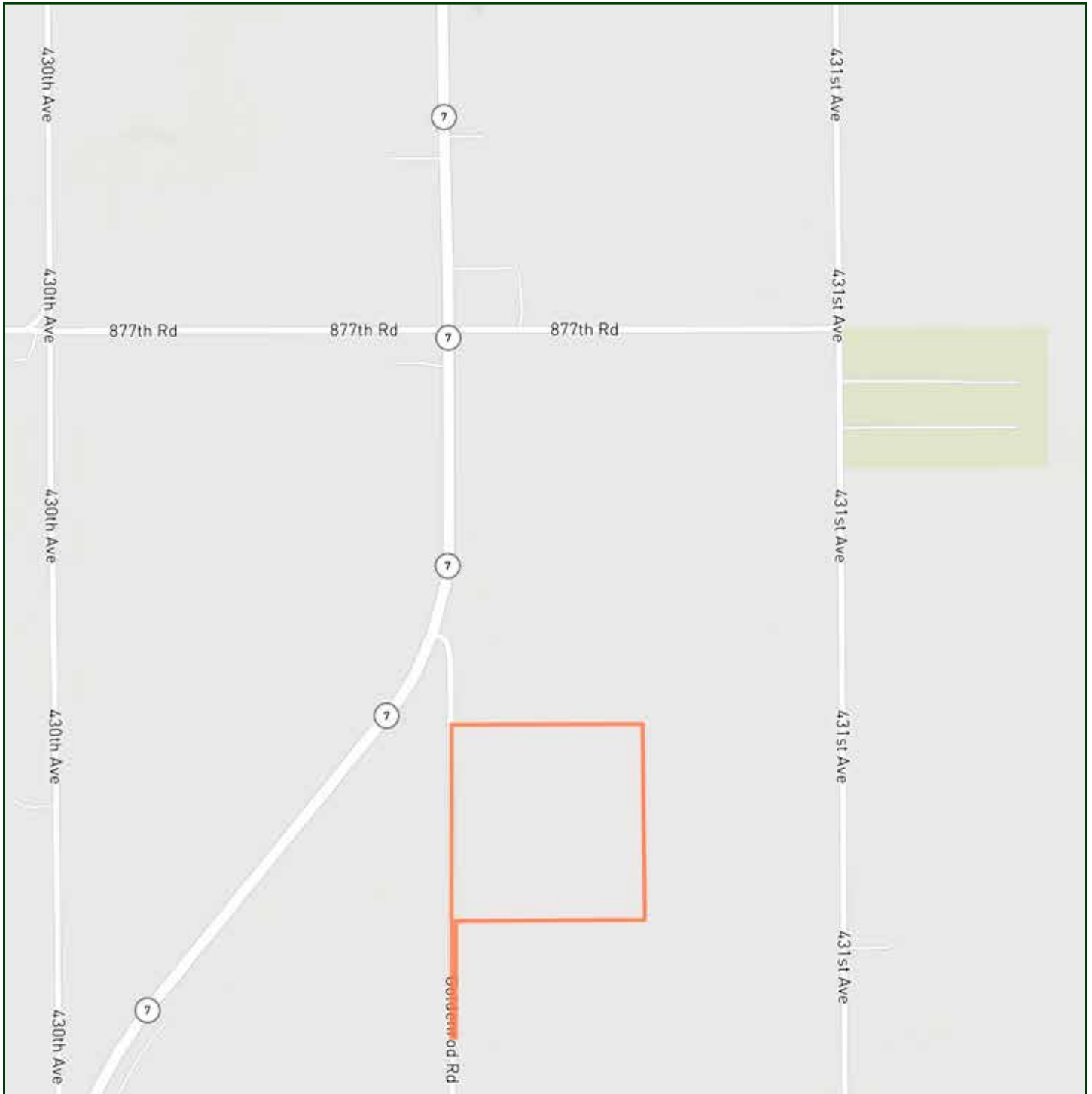
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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