

**BROWN COUNTY SECLUDED  
COUNTRY HOME AND ACREAGE**



An updated home sitting on 7± acres between Ainsworth and Johnstown, NE.

**APRIL GOOD**

Associate Broker

April's Cell: 402-322-0770

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# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$245,000</b>
<b>Location</b>	87850 424th Ave., Ainsworth, NE
<b>Legal Description</b>	See Exhibit A

**Acres** 7.18±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

**Taxes - Estimated** **TBD-Call for more information**

## Property Summary

Here is your chance to own a small, secluded country acreage with excellent shelterbelts for protection. There is great access off Highway 20, is located in between Ainsworth and Johnstown and near the Ainsworth Municipal Golf Course & Ainsworth Regional Airport.

This property has been surveyed and includes 7.18+/- acres with a recently renovated home, a 2-car detached garage, small equipment shed, 1 acre horse pasture and heavy metal corrals.

The home has 1717 Sq. Ft. with 2 bedrooms on the main floor, 2 bedrooms upstairs and there is a bonus room that would make a great space for a home office as there is fiber Internet available. This room could also be used for a small bedroom or nursery.

The living room has a wood burning stove, the master bedroom has a full bathroom, and the dining room has walk out patio doors to the deck.

Some of the recent updates include a new furnace and central air unit, new carpet and paint, an updated septic system, roof with spray insulation, hot water heater, pressure tank, remodeled bathroom, and a deck.

This charming acreage is move-in ready and 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 and shelterbelts.

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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# LOCATION MAP



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

# AERIAL MAP



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# PROPERTY IMAGES



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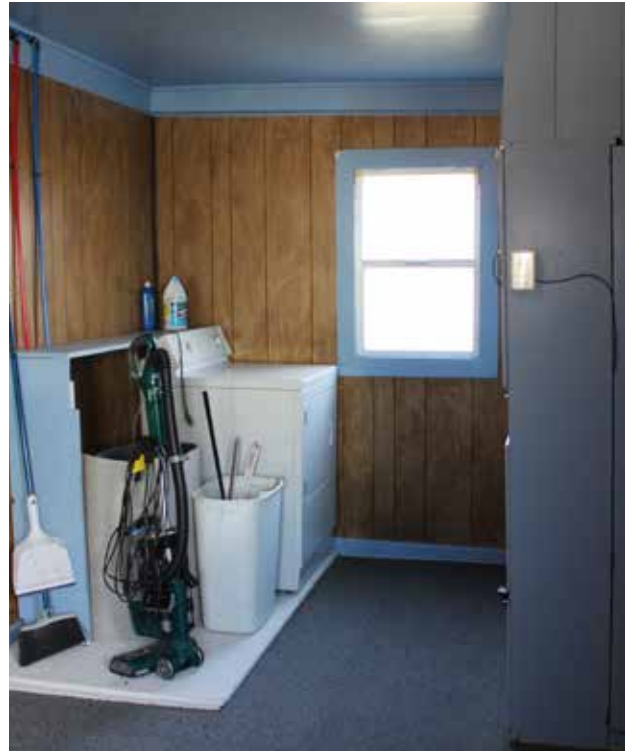


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## THE REAL ESTATE EXPERTS YOU CAN TRUST

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## APRIL GOOD

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