



## GARDEN COUNTY ACREAGE SOUTH



A 2 bed, 1 bath home sitting on 4.17± acres SW of Oshkosh, NE.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY HIGHLIGHTS

**List Price**~~\$170,000~~**\$136,000****Location**

15976 Rd. 40 Oshkosh, NE

**Legal Description**

7 15 45 PT SE1/4SE1/4 7-15-45 4.17A

**Acres****4.17±**

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****\$901.32****Property Summary**

Property Summary: Here is a great little acreage SW of Oshkosh NE. The house is 928 sq. feet, with two bedrooms and one bath. The basement is partially finished and is 796 sq. feet. The exterior is finished in stucco, and the roof is 6 years old. The home has a tankless water heater, and a propane furnace. There is a detached two car garage. The Shop is 1080 sq. feet with a cement floor. The barn is 2400 sq. feet and would make a nice cattle/horse barn. There is 3 small grain bins also, and possibly could be rented for grain storage. Call Scott for a showing of this great acreage.

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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LashleyLand.com

# AERIAL MAP



Boundary lines are estimates - Map for illustration only

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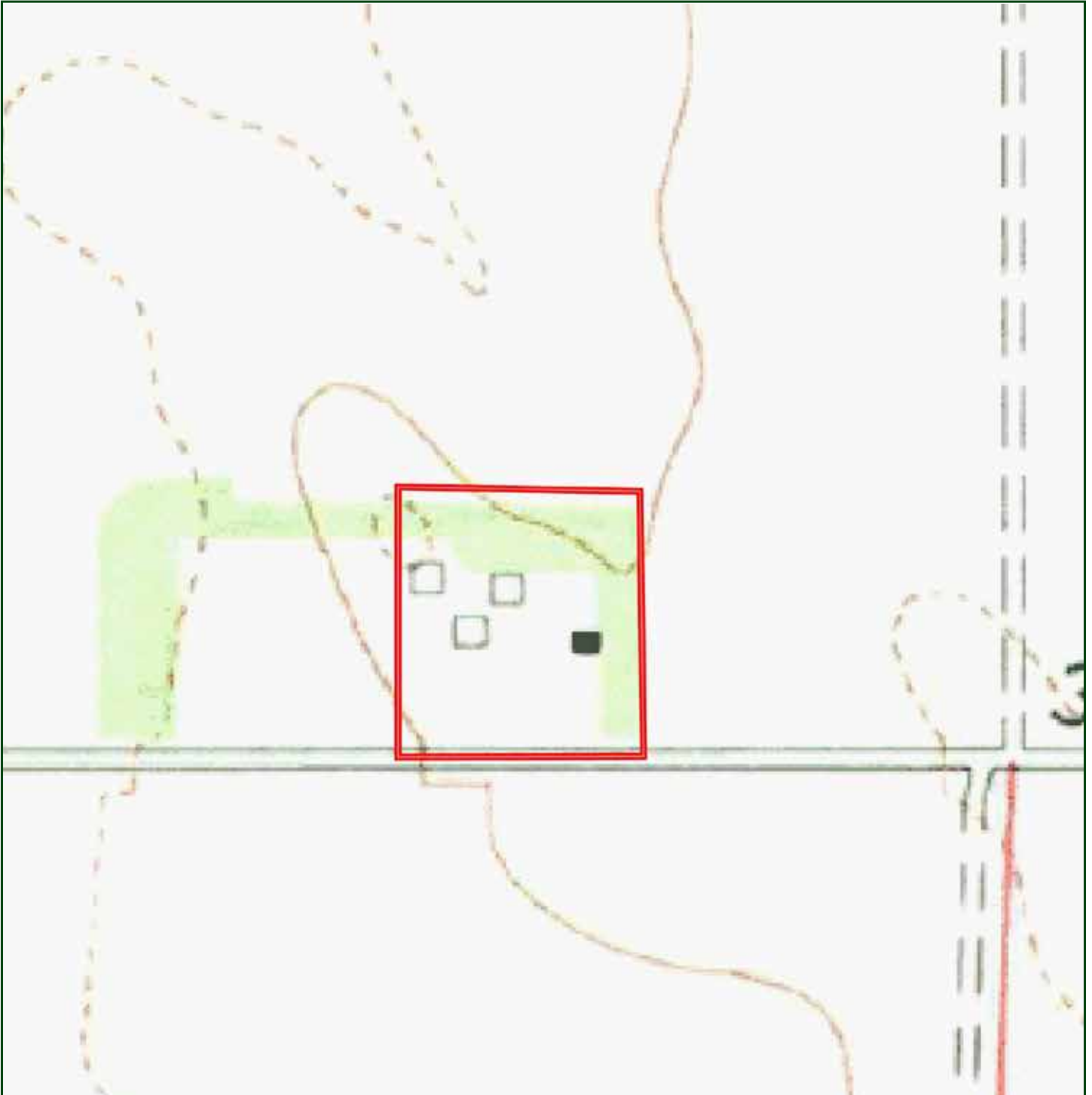
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# TOPO MAP



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# PROPERTY IMAGES



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# PROPERTY IMAGES







## NEBRASKA EXPERTS, NATIONAL EXPOSURE

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