



SIDNEY ACREAGE



A country home with 7.76± acres just South of Sidney, NE.

DEANN VAUGHN

Residential Specialist

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PROPERTY HIGHLIGHTS

List Price	\$550,000
Location	12552 Rd. 6, Sidney, NE
Legal Description	1-12-49 Block 1 Price Acres A S/D/ of the SE/4

Acres 7.76±

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 **\$4,825.44**

Property Summary

Enjoy country living at its finest! This beautiful 2 story home features 4 bedrooms and 2.5 bathrooms sitting on 7.76± acres just 15 minutes South of Sidney, NE. The unfinished basement has plumbing for an additional bathroom, and there is space for an additional bedroom and entertainment area. Upstairs, enjoy a beautiful open floor plan with a large kitchen and hickory cabinets.

There are 5 separate outbuildings. All of the outbuildings have concrete floors and power. There is one additional area for guests to power their camper. Frost free hydrants, excellent fencing and corrals, and the additional shop/garage make this a perfect place to raise a few livestock or horses. Located on a quiet gravel road, this property provides a quiet paradise.

This acreage is a must see! Call to schedule your showing!

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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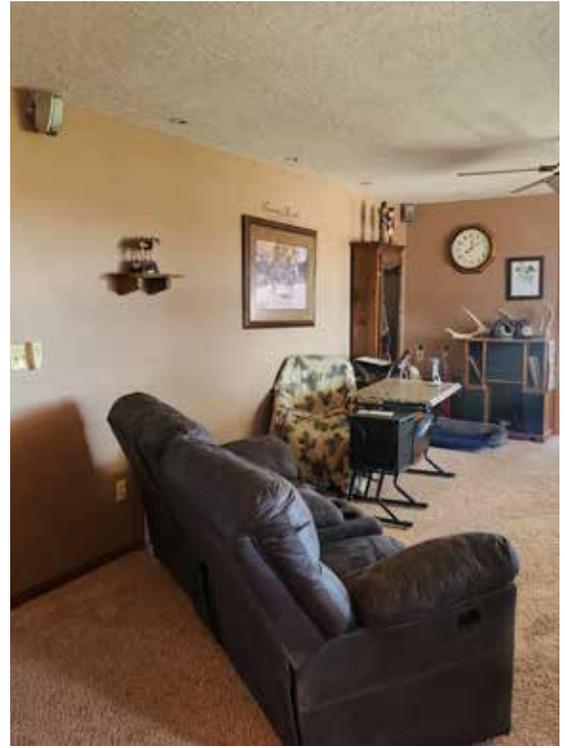


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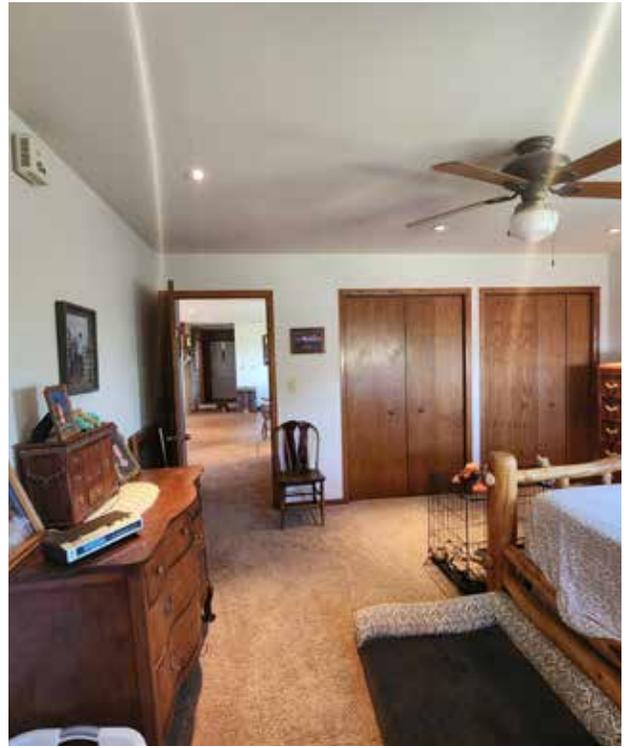


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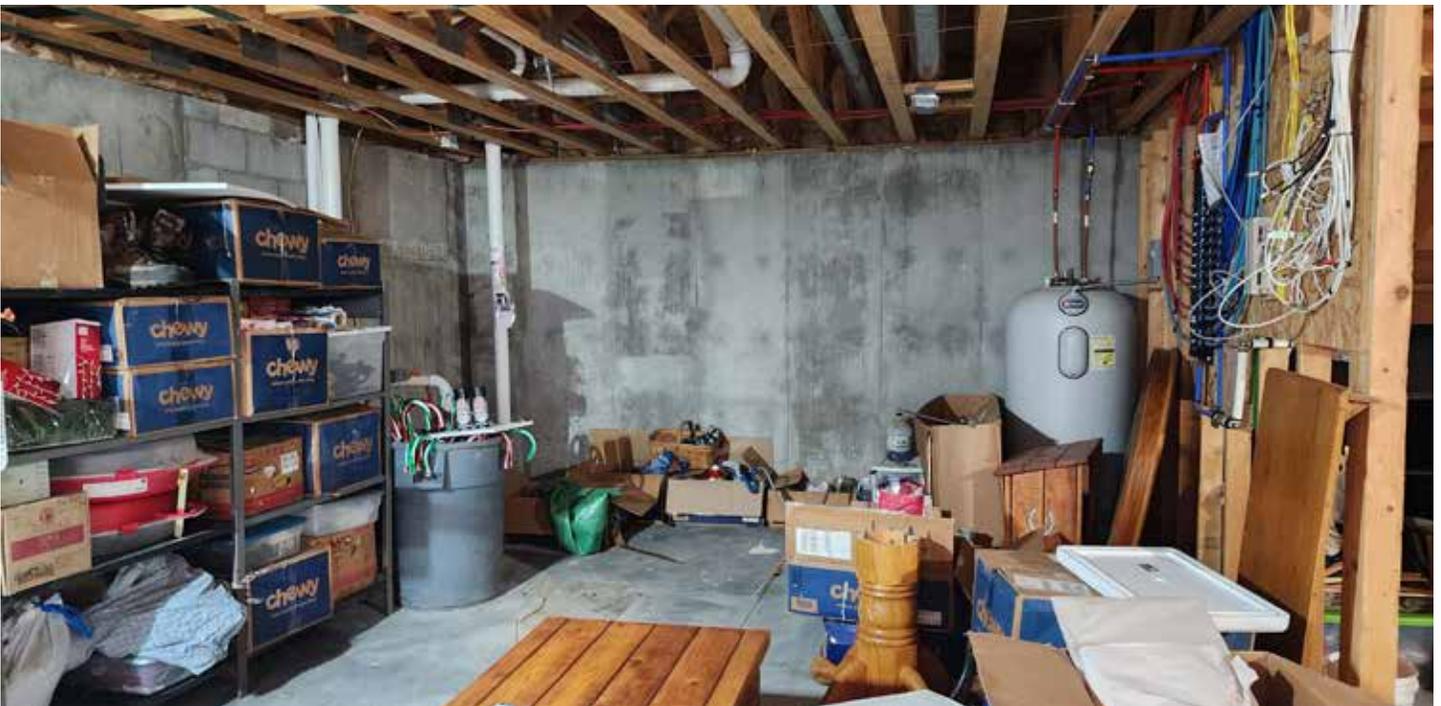
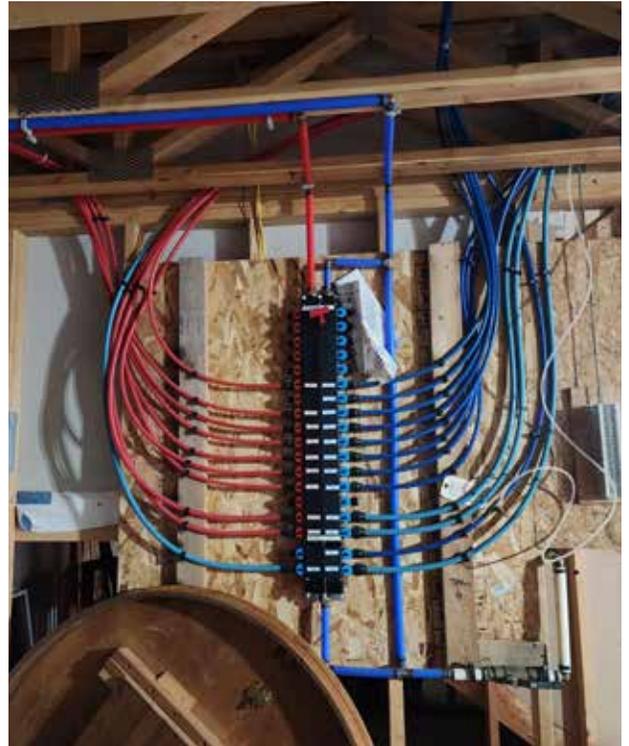


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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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