



BROWN COUNTY ACREAGE AND POND



38± acres with a home and beautiful fishing pond.

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

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PROPERTY HIGHLIGHTS

List Price	\$299,500
Location	18 miles South of Ainsworth, NE (42883 Elsmere Road)
Legal Description	27 27 22 PT SWNW Total 38.27+/- Acres

Acres 38.27±

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 **\$1,332.52**

Property Summary

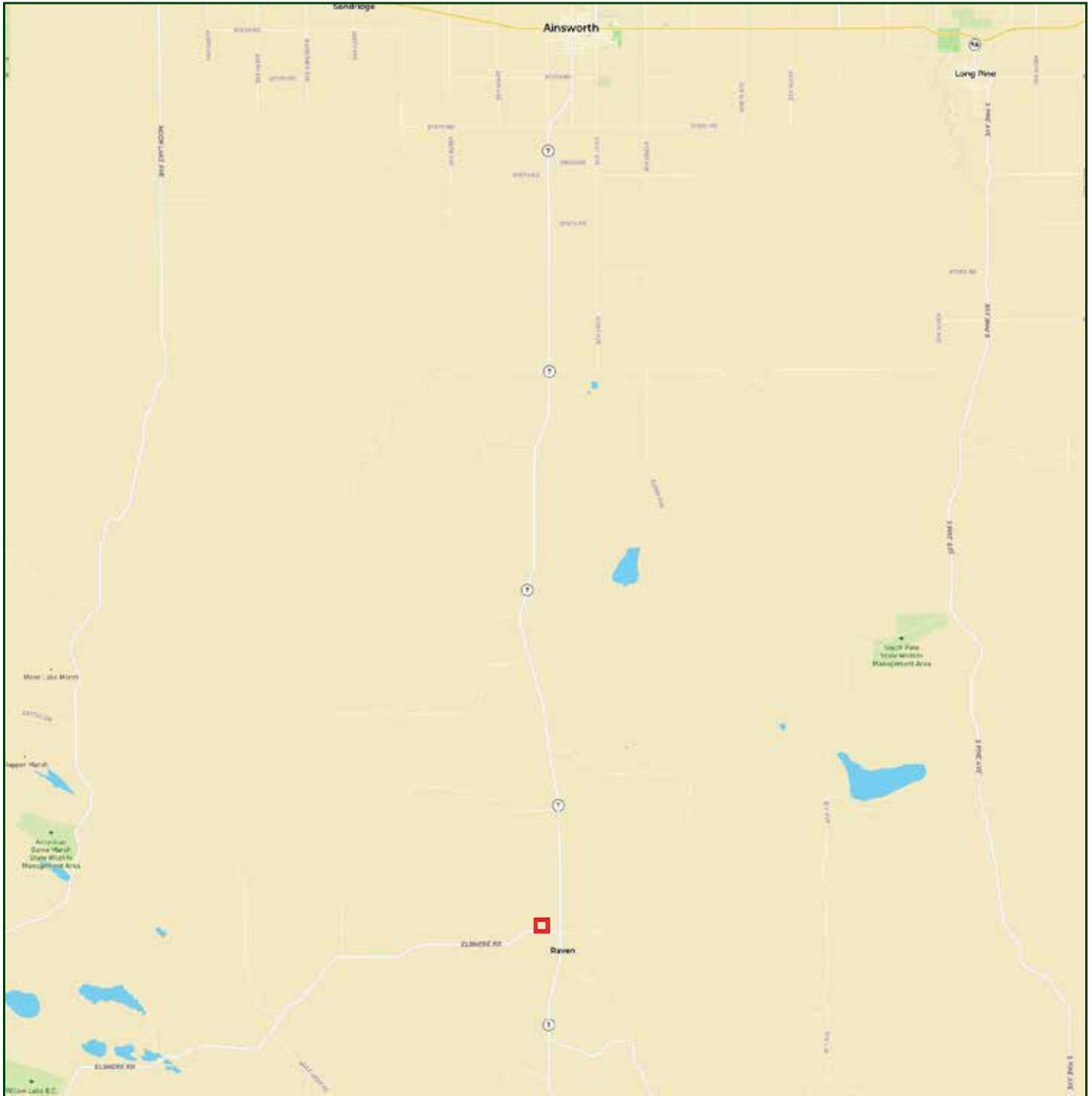
Brown County acreage and pond consists of 38.27+/- acres located 18 miles South of Ainsworth with good access off Highway 7 and Elsmere Road. The home has 1,360 Sq. Ft. of living space with three bedrooms, one bathroom, a fenced yard, and a barn with a loft. There is a large mud room/laundry room, an open concept kitchen, dining, living room and has a wood burning stove. The backyard has a firepit area and the front porch is the perfect place for those rockers or porch swings. Several new trees have been planted around the property and there is a nice sized garden area.

The pond has a board walk, floating dock and was stocked before last year's winter-kill due to an unseasonable year. This is a great place to ice skate, swim, fish/ice fish and take in the breathtaking sunrises and sunsets. Properties of this size are in high demand so if you are looking for a new place to call home or a weekend getaway, call today!

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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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE

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