

HOME FOR SALE

PRICE REDUCED!



Virtual Tour
Available Online!



South Bertrand Acreage

4 ± ACRES | PHELPS COUNTY, NEBRASKA

Small Lifestyle Acreage

Offers endless opportunities for hobbies and outdoor living. Its location offers the perfect blend of rural privacy and accessibility, situated near Holdrege and Kearney, NE.

LISTING AGENTS:



Dan Muirhead



Faith Correll

DAN MUIRHEAD

C: 308.325.4538 | E: DMuirhead@AgriAffiliates.com

FAITH CORRELL

C: 308.386.8035 | E: FCorrell@AgriAffiliates.com

D.J. Lunkwitz, Chase Dodson, Bruce Dodson, Kent Richter, Bryan Danburg, Bonnie Downing, Mike Wilken, Bart Woodward



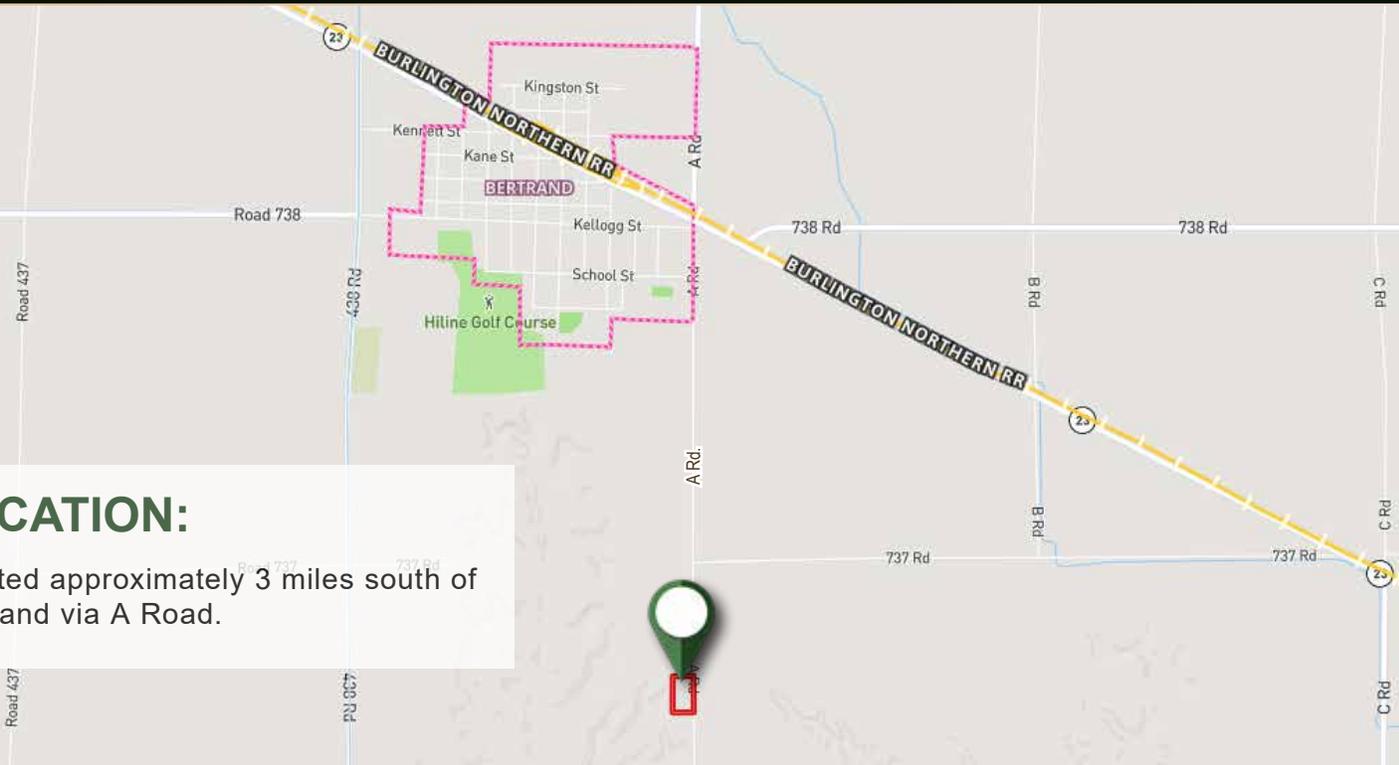
Offered exclusively by:

AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

North Platte, NE • **AgriAffiliates.com** • 308.534.9240

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PROPERTY INFORMATION



LOCATION:

Located approximately 3 miles south of Bertrand via A Road.

LEGAL DESCRIPTION: PT. NE¼ 7-6-20 UNION, West of the 6th P.M. in Phelps County, Nebraska.

ADDRESS: 73647 A Rd.
Bertrand, NE 68927

TAXES & ACRES: 4.155 Tax-Assessed Acres
2023 Real Estate Taxes due in 2024: \$4,406.22

HOUSE INFORMATION:

- Split-level home, built in 1978. Assessor reports 2,584 sq. ft. with 840 sq. ft. basement area.
- 1 Bedroom/2 Bathroom upstairs; 2 Bonus Rooms/1 Bathroom downstairs.
- Refrigerator, stove, dishwasher, microwave, and Generac generator included.
- 528 sq. ft. attached 2-car garage, with separate attached office area.

OUTBUILDING INFORMATION:

- 2,700 sq. ft. Cleary insulated and heated shop building with concrete floor, electric, water, & office.
- 2,024 sq. ft. freestall rustic barn.
- Numerous small sheds/lean-to buildings.

OTHER INFORMATION: Propane tanks are leased and do not sell with the property.

PRICE REDUCED!

PRICE: ~~\$495,000~~ **\$450,000**

PROPERTY IMAGES

Virtual Tour
Available Online!



Showing by Appointment Only!



73647 A Road, Bertrand



Spacious, Split-level Home
with attached 2-car garage, shop, & barn.





SHOP BUILDING

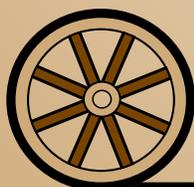
2,700 sq. ft. Cleary "Mechanics Dream" shop building. Insulated & heated with concrete floor, water, electric & office.

Small acreage, with well-established tree's.



RUSTIC BARN

2,024 sq. ft. freestall wood barn.



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