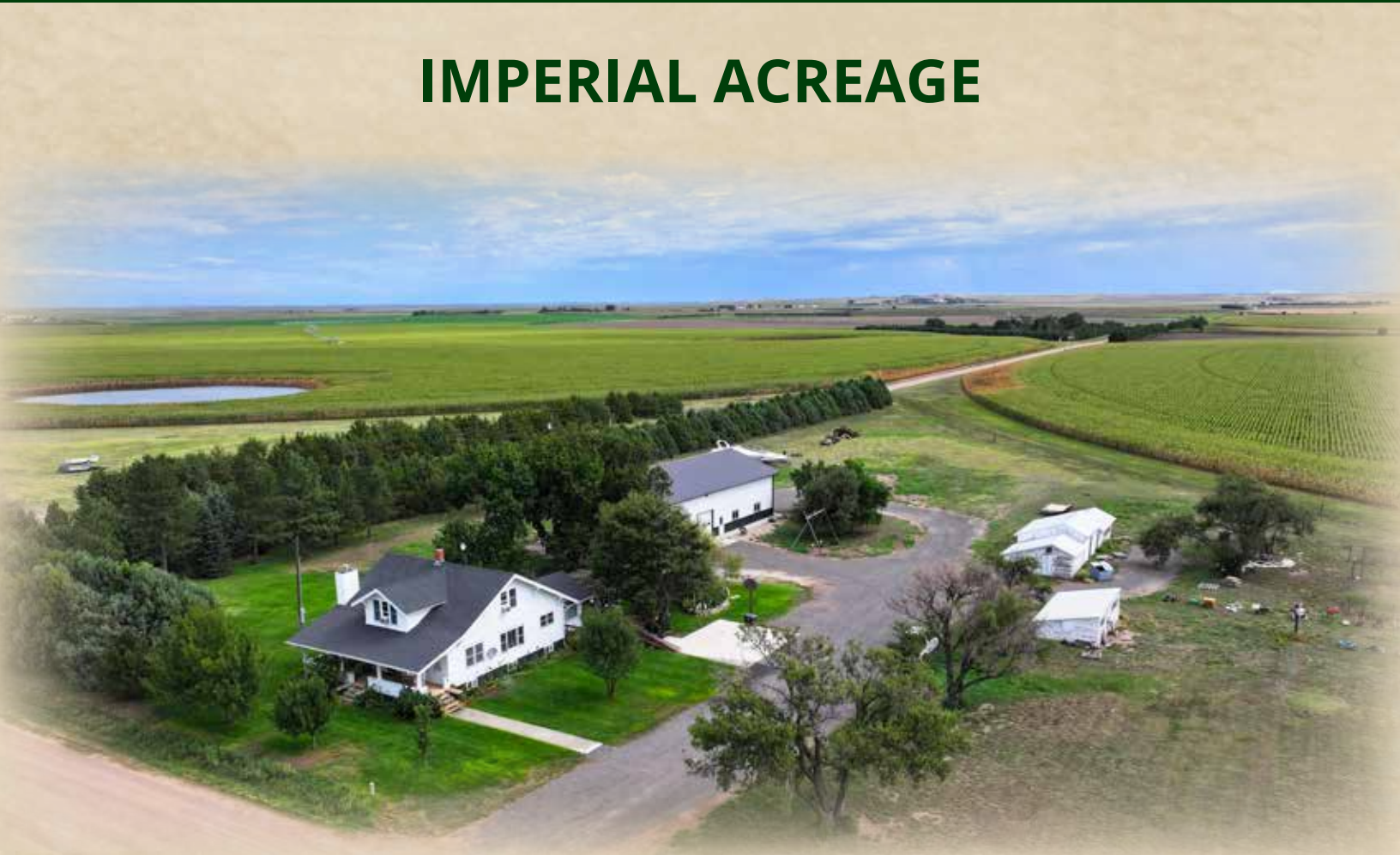




IMPERIAL ACREAGE



A well-kept country acreage with farmhouse charm and multiple outbuildings.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price **\$889,000**

Location

1 mile East of Imperial, NE. Go 1 mile SE on Hwy 6 from Hwy 61. Turn North on Road 334 for 1/2 mile to property.
Address is: 73697B 334 Ave., Imperial, NE

Legal Description

Pt NW 1/4NW1/4 Section 11- 6-38 West of the 6th P.M. Chase County, Nebraska

Acres 6.48±

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 **\$2,366.30**

Property Summary

Just outside Imperial, Nebraska, at 73697B 334 Ave, sits a home that has been looked after with real care. Built in the 1920s, it has been remodeled with a light touch, so the farmhouse charm is still there the moment you walk in.

Start in the kitchen, because that's where everyone ends up. Quartz countertops, cherry cabinetry, and hardwood floors make it easy to clean and even easier to fill with people. Just off the kitchen, the formal dining room has built-in cabinets beside a large picture window. Keep going and you reach the formal living room, which opens onto a big covered front deck.

At the edge of the living space is the den, a quiet room with track lighting and a gas fireplace. On a cold winter evening, this is where you'll want to be with a good book.

A long hallway near the back of the home leads to the two main level bedrooms, joined by a walk-through closet. Next door is the main bathroom, recently remodeled with tile work that has to be seen in person. Follow the hallway to the staircase and you'll find three more bedrooms upstairs. The west bedroom looks out over Imperial, and it's the view people remember.

Downstairs, the basement has a family room made for movie nights and a second kitchen with a stove, fridge, sink, and ice maker. Kids and grandkids will claim this space fast, and it would make a great man cave just as easily. A full bathroom with laundry and plenty of storage round it out.

Step out the back door onto the deck, where a late afternoon cocktail or a summer evening with friends is hard to beat. Maturing trees and simple, well-kept landscaping make it easy to stay put longer than you planned.

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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PROPERTY HIGHLIGHTS

From the deck, a stepping stone path winds out to a high quality metal building. The first room has metal interior walls and smooth concrete floors, and it would make a great home office. Beyond it is a fully finished room with a large stainless steel sink, a natural fit for a home brewer or a canning room. There's also a bathroom ready to be finished out. The back of the building is a fully insulated shop with sidewalls of 16 feet or more and large overhead doors, so there's room for all of your equipment.

The acreage is close enough to Imperial for quick trips to town and quiet enough that you'll have your privacy. Mature windbreaks on the north side take the edge off winter. A few outbuildings in the pasture would work well as a chicken coop or small animal shelter. If you've been thinking about a homestead or a farm stand, this is a good place to start, with space for a few animals and a big garden.

Upgrades: New septic and lift system, new roof in 2020, new building in 2021.

Home features: 5 bedrooms, 2 bathrooms, kitchen with quartz countertops and cherry cabinets, formal dining room, hearth room, second kitchen in the basement with entertainment area, ample storage.

Outbuildings

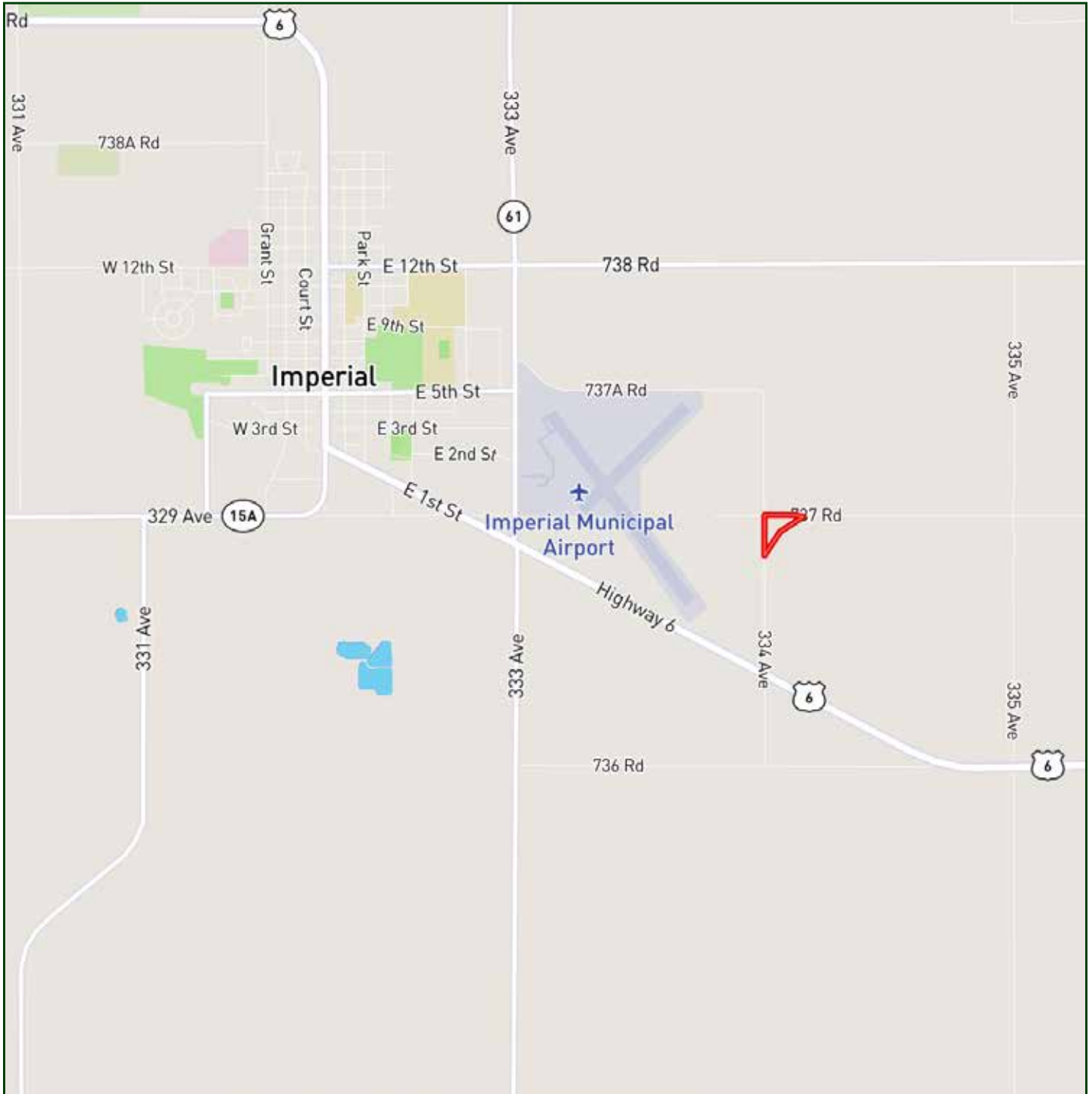
Poultry House: 14x 30 Built in 1920

Machine or Utility Building: 20x60 Built in 1920

Steel Utility Building: WICK BLDG 40x80 Built in 2021



LOCATION MAP



Boundary lines are estimates - Map for illustration only

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AERIAL MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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