

ACREAGE FOR SALE



Heartwell Home and Range

1294 40 Road, Heartwell, Nebraska

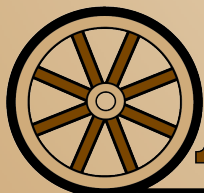
*Approximately 15-acre site
located at the intersection of
40 Road and N Road, near
Heartwell, Nebraska*



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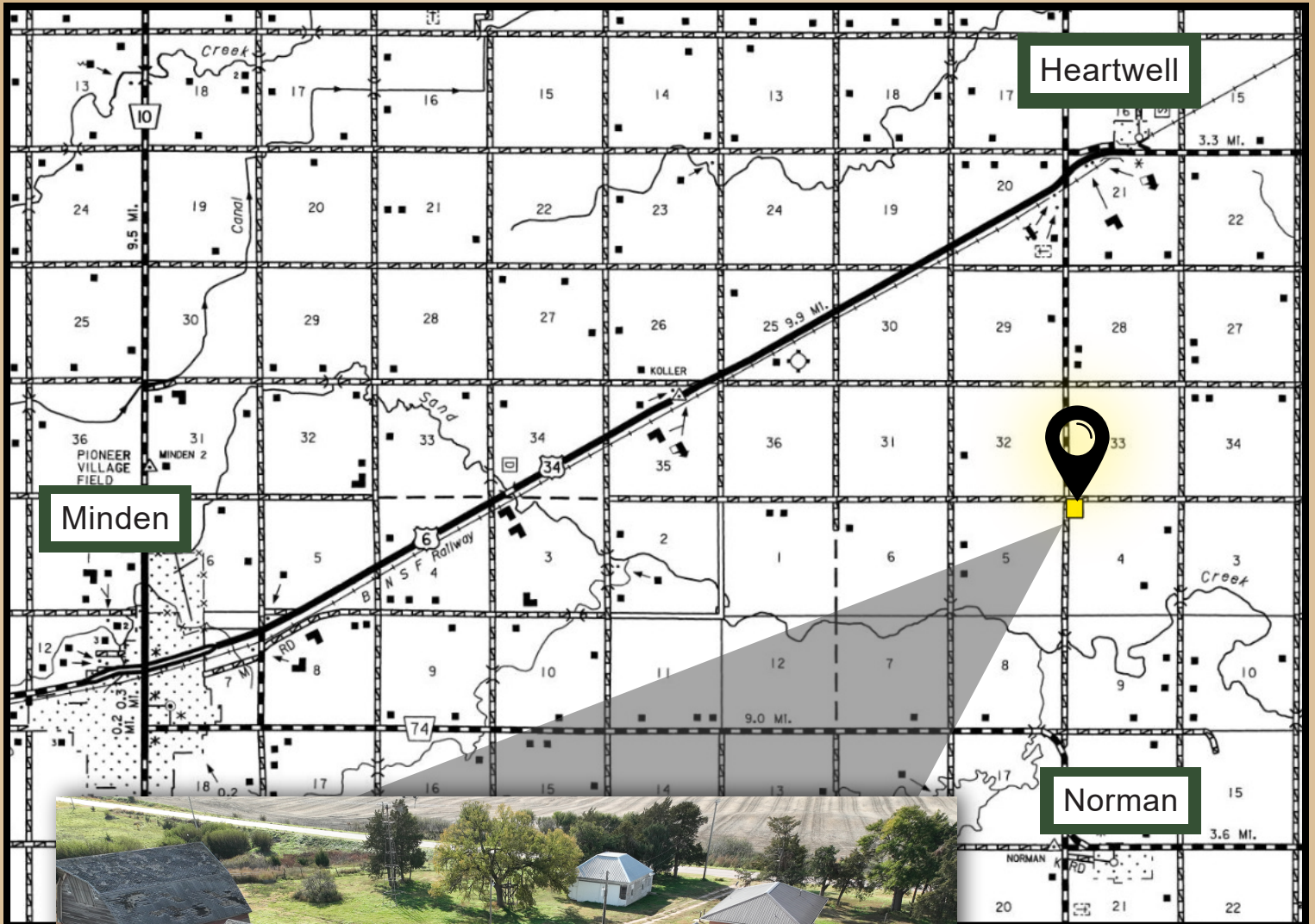
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Property Maps



Property Information

PROPERTY ADDRESS:	1294 40 Road, Heartwell, Nebraska
LIST PRICE:	\$240,000
LOCATION:	8 miles east and 1 1/2 miles north of Minden, or 2 1/2 miles north of the small community of Norman, on paved 40 Road. (Property located on the corner of 40 Road and N Road.)
LEGAL DESCRIPTION:	A tract comprised of approximately 15 acres located in the NW1/4 NW1/4 Section 4, T6N, R13W, 6th P.M., Kearney County, Nebraska. (Final legal description and acres to be determined by a survey.)
PROPERTY DESCRIPTION:	Property consists of undulating to rolling grassland with an improvement site that includes a ranch-style brick house, detached garage, machine shed, and miscellaneous outbuildings.
REAL ESTATE TAXES:	2025: \$1,475
BUILDING IMPROVEMENTS:	<p>House - 1,240 sq. ft. brick ranch-style with a 1,080 sq. ft. finished basement and attached 320 sq. ft. garage; originally built in 1960. Main floor has two bedrooms and one bath. Heat is provided by electric baseboard, and air is provided by a window air conditioner. (Basement has water damage, and house sells in as-is condition.)</p> <p>Detached garage - 1,080 sq. ft., wood frame with metal covered roof and full concrete floor.</p> <p>Machine Shed - 3,024 sq. ft. Morton pole frame with metal covered roof and sides; Built 1980. Approximately 320 square feet of flooring is concrete while the balance is dirt. Site also includes a barn and miscellaneous outbuildings.</p>
POSSESSION:	Full possession at closing.
SOILS:	Soils consist of Holdrege, Coly, and Uly silt loams with slopes of 0 to 11%.



Exterior Site Photos



House Interior

