412 Rickley St Rushville, NE
412 Rickley St
Rushville, NE 69360

$115,000
0.2± Acres
Sheridan County







MORE INFO ONLINE:

https://www.ranchandrecreation.com/

SUMMARY

Address
412 Rickley St

City, State Zip
Rushville, NE 69360

County
Sheridan County

Type
Residential Property

Latitude / Longitude
42.719911 / -102.457664

Taxes (Annually)
$1,415.86

Dwelling Square Feet
2,535

Bedrooms / Bathrooms
3 / 2

Acreage
0.2

Price
$115,000

Property Website
www.ranchandrecreation.com







PROPERTY DESCRIPTION

412 Rickley St - Rushville, NE | Corner-Lot Home Set Up as Two Rental Units

Income-producing home on a big corner lot in Rushville, currently set up as two separate rental units. One side is rented and producing income right now. The other side is vacant and ready for a new tenant, or for an owner who wants to live in one side and let the other help pay the mortgage.

EAST UNIT - 1 Bed / 1 Bath (Vacant)
The east side feels much bigger than a one-bedroom. The kitchen is large, with plenty of oak cabinets and counter space, tile-look flooring, and the fridge, range, dishwasher, and microwave. A separate dining room opens to a big living room with a pellet stove, which is a cozy, low-cost way to take the chill off in the winter. There's also extra living space beyond the main rooms, a full bath with a classic clawfoot tub, and in-unit laundry. Since this unit is vacant, a new owner can set the rent, pick the tenant, or move right in.

WEST UNIT - 2 Bed / 1 Bath (Tenant Occupied)
The west side is a 2-bedroom, 1-bath unit that is currently rented. Out of respect for the tenant, there are no interior photos of this unit, and showings will be scheduled with proper notice.

OUTSIDE

- Big 9,000 sq ft corner lot (90' x 100')
- Large wood deck off the back, great for summer evenings
- Wide-open grassy yard with a fire pit
- Classic 1915 stucco 1½-story home

INCOME & OPERATING DETAILS

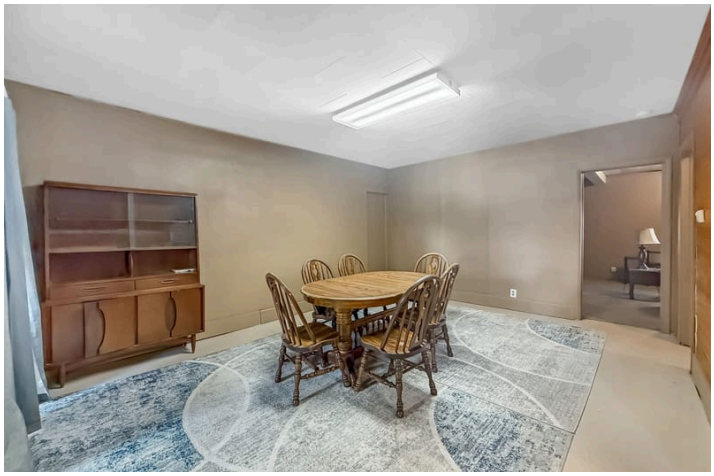
- Rent has been $900/month per unit, which is $1,800/month or $21,600/year gross when both units are rented
- List price of $115,000 works out to a gross rent multiplier of about 5.3
- The owner currently pays electric, internet, water, and sewer
- Electric heat in both units, plus a pellet stove in the east unit
- Both units share one electric water heater
- 2025 property taxes: $1,415.86

FAST FACTS
Price: $115,000 | Units: 2 (1 bed/1 bath + 2 bed/1 bath) | Total: 3 bed / 2 bath | Lot: 9,000 sq ft corner | Built: 1915 | 2025 taxes: $1,415.86
Legal: E 90' Lots 5 & 6, Block 1, McParland Addition, Rushville, Sheridan County, NE

Whether you're starting a rental portfolio or adding to one, a property with this kind of rent-to-price ratio doesn't come along often. Call Tommy today to set up a showing.









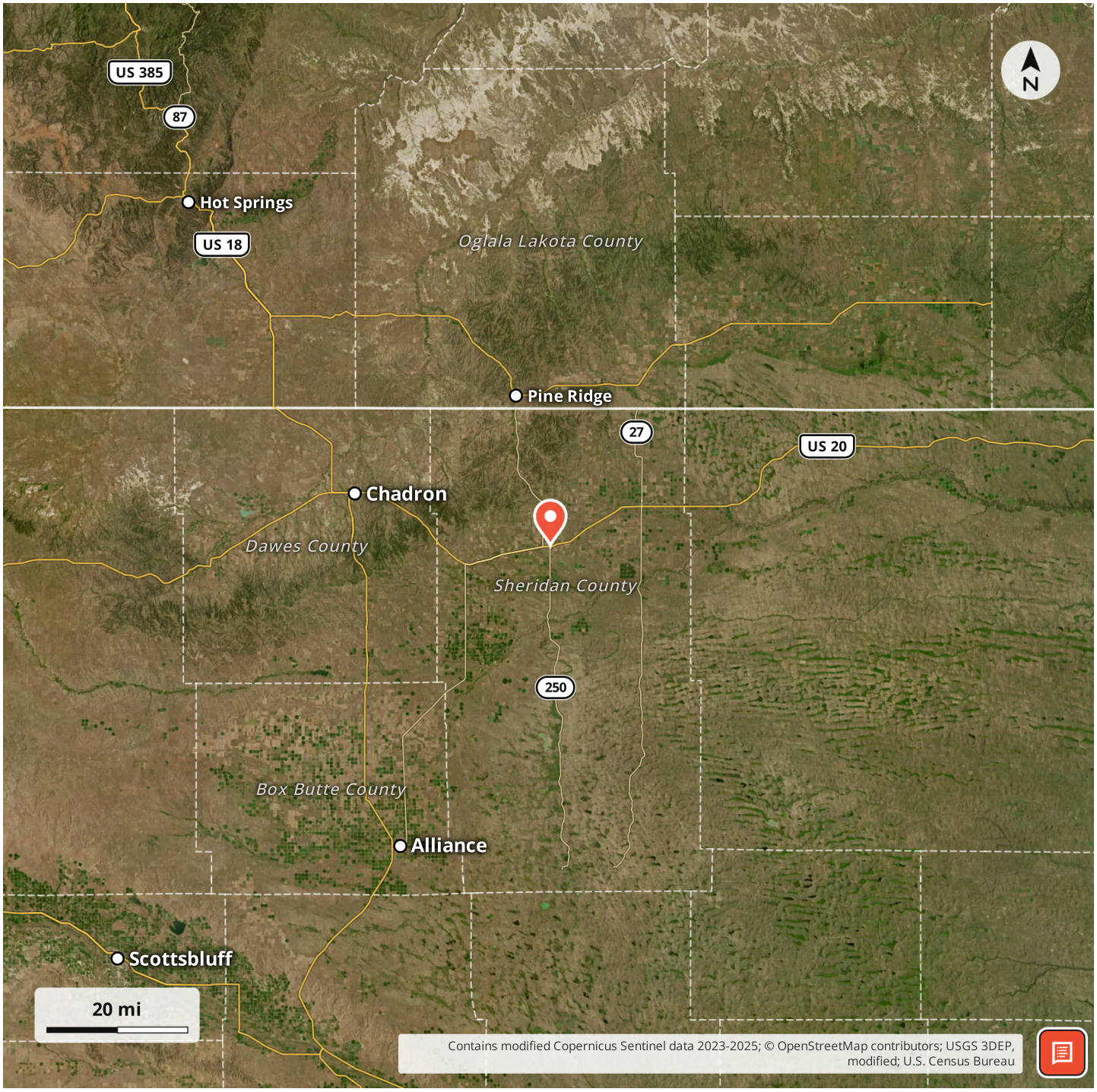




MORE INFO ONLINE:

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Regional Map



MORE INFO ONLINE:

https://www.ranchandrecreation.com/

Locator Map



MORE INFO ONLINE:

https://www.ranchandrecreation.com/

Aerial Map



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https://www.ranchandrecreation.com/

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
Chadron, NE 69337

NOTES

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DISCLAIMERS

#1 Properties Ranch & Recreation LLC uses reasonable efforts in collecting and preparing materials and information regarding properties While the information is believed to be reliable, due to the rapidly changing nature of the real estate market and our reliance or information provided by outside resources, the information is not guaranteed. Information is also subject to change, withdrawal, or correction.

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