



C.S. Nelson Co.

REAL ESTATE



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13800 X Rd., Shelby, NE

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PROPERTY DATA	
STYLE	1 1/2 STORY
SQ FOOTAGE	2,216 SF P/CH
BASEMENT*	759 SF
LOT SIZE	TBD by Survey
TAXES**	\$3,020.04 (2009)
YEAR BUILT	1969
GRADE SCHOOL	SHELBY
HIGH SCHOOL	SHELBY
GAS	NONE
ELECTRIC	TBD
INSULATION	YES
WATER HEATER	52 GAL ELEC.
POSSESSION	30 DAYS
WATER	4" CASSED WELL
SEWER	SEPTIC

PROPERTY FEATURES	
REFRIGERATOR	NONE
DISHWASHER	YES
DISPOSAL	NONE
RANGE	NONE
RANGE HOOD	YES
FURNACE	2 HEAT PUMPS
AIR COND.	2 HEAT PUMPS
SOFTENER	NONE
REV. OSMOSIS	NONE
FIREPLACE	LIVE
MACHINE SHED	96' X 60'
GARAGE (ATT)	33' X 23' W/OPNR

ROOM DIMENSIONS	
GREAT ROOM	24'8" X 17'3"
DINING ROOM	14' X 12'1"
KITCHEN	12' X 9'8"
BEDROOM	13'6" X 12'5"
BEDROOM	13'4" X 11'2"
OFFICE	13'4" X 11'2"
MAIN BATH	8'11" X 7'1"
3/4 BATH	7'6" X 3'10"
LAUNDRY	7'4" X 6'11"
LOFT	31'3" X 28'

PROPERTY OWNERS: Wallace Benda

LEGAL DESCRIPTION: PT OF THE E1/2 SE1/4, SECTION 1, TOWNSHIP 15 NORTH, RANGE 1 WEST OF THE 6TH P.M.. POLK COUNTY, NEBRASKA (CONTAINING APPROXIMATELY 7 ACRES)

REMARKS: ONE OF A KIND ACREAGE WITH A SPECTACULAR VIEW OF THE PLATTE RIVER VALLEY LOCATED 9 1/2 MILES SOUTH OF COLUMBUS ON HIGHWAY 81. ENJOY THE PEACE AND QUIET OF COUNTRY LIVING AND STILL BE WITHIN MINUTES OF THE CITY! THIS UNIQUE 1 1/2 STORY HOME FEATURES VAULTED CEILINGS AND A MASSIVE FIREPLACE IN THE LIVING ROOM. NEW ROOF, NEW SIDING, NEW WINDOWS, NEW CARPET & VINYL AND FRESH PAINT. HUGE FINISHED GARAGE WITH STAIRCASE LEADING TO A BASEMENT (UNDER GARAGE) STORM SHELTER BENEATH THE GARAGE FLOOR. MITCHELL / CECO METAL BUILDING IS 96' X 60' WITH 28' AND 30' SLIDING DOORS AND TWO OVERHEAD DOORS. (LEGAL DESCRIPTION OF ACREAGE PARCEL SHALL BE DETERMINED BY SURVEY.) (** 2009 Taxes are for 73.39 Acre parcel #720016387)

PRICE: \$249,900 (7 Acres)

FOR ADDITIONAL INFORMATION OR A PRIVATE SHOWING OF THIS PROPERTY,
PLEASE CONTACT OUR AGENTS AT 562-8244

LISTING AGENT: CHRIS NELSON

SUPPLEMENTAL PHOTOS

