

**2622 670TH RD.
GORDON, NE**



A beautiful country home with 161± acres located West of Gordon, NE.

LEALA JIMERSON

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$695,000
Location	2622 670th Rd., Gordon, NE 69343
Legal Description	13 33 43 SE1/4 12-33-43

Acres 161.7±

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 **\$1,542.72**

Property Summary

Are you looking for a home in the country with pasture and dryland farm ground? This could be the one for you! This 161.7 acre property features a 2,600 sf 4 bedroom, 1 bath home. The newly remodeled house has the charm of an old farmhouse with updated necessities and some added extras to enhance the enjoyment of living out in the country! The remodeled house has a nicely laid out open floor plan with a front entry and a side entry with a butler's pantry and built in sealable dog door. The bathroom features tile walls and floors with a soaking tub and shower. The airy kitchen has beautiful marble countertops, a propane stove, dishwasher and a breakfast bar. Centrally located, you'll find a woodburning stove perfect for staying warm during cold winter nights! On the main floor you'll also find a small bedroom currently used as an office. The cozy living room has a sitting area near an electric fireplace ideal for curling up with a good book or just sitting back and relaxing, and a separate seating area for watching TV. Right outside the house you'll also find a hot tub to relax in that's been enclosed making it possible to enjoy the hot tub all year round in any weather!

Upstairs you'll find two smaller bedrooms and a larger primary bedroom. There's also a large custom walk-in closet. The upstairs has two mini split units, one in the primary bedroom and one in the hall to keep the upstairs comfortable.

In the basement you'll find a wide-open area currently being utilized as a gym, one finished room, and laundry room with several cabinets for plenty of storage. There's also an adequate storage area for canned goods, or whatever you're needing to store!

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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The exterior of the house has new sidewalks, new gutters, new doors and windows and new stucco. There are two owned 500 gallon propane tanks.

For those that enjoy gardening or want to be self-sustaining you'll be able to utilize the 26' geodesic greenhouse with a geothermal system to regulate planter temperatures, with a fenced outdoor gardening area. You'll have happy chickens inside the heated chicken coop with water and electricity inside....also making caring for the chickens less of a chore! The property also features a milking barn, a horse barn and loading facilities. The milking barn has had the sidewalls reinforced with anchor cables, and the horse barn has two stalls, a feed room and a tack room. Near the house, you'll also find a 46' x 30' metal shop with a concrete floor.

The property has approximately 83 acres of dryland farm ground and 68 acres of grass. There is a windmill, a solar well and a domestic well on the property. The current owners have run 12 pair or 19 steers on the grass. The farm ground is being farmed by sharecropping (70/30 split).

Well Info

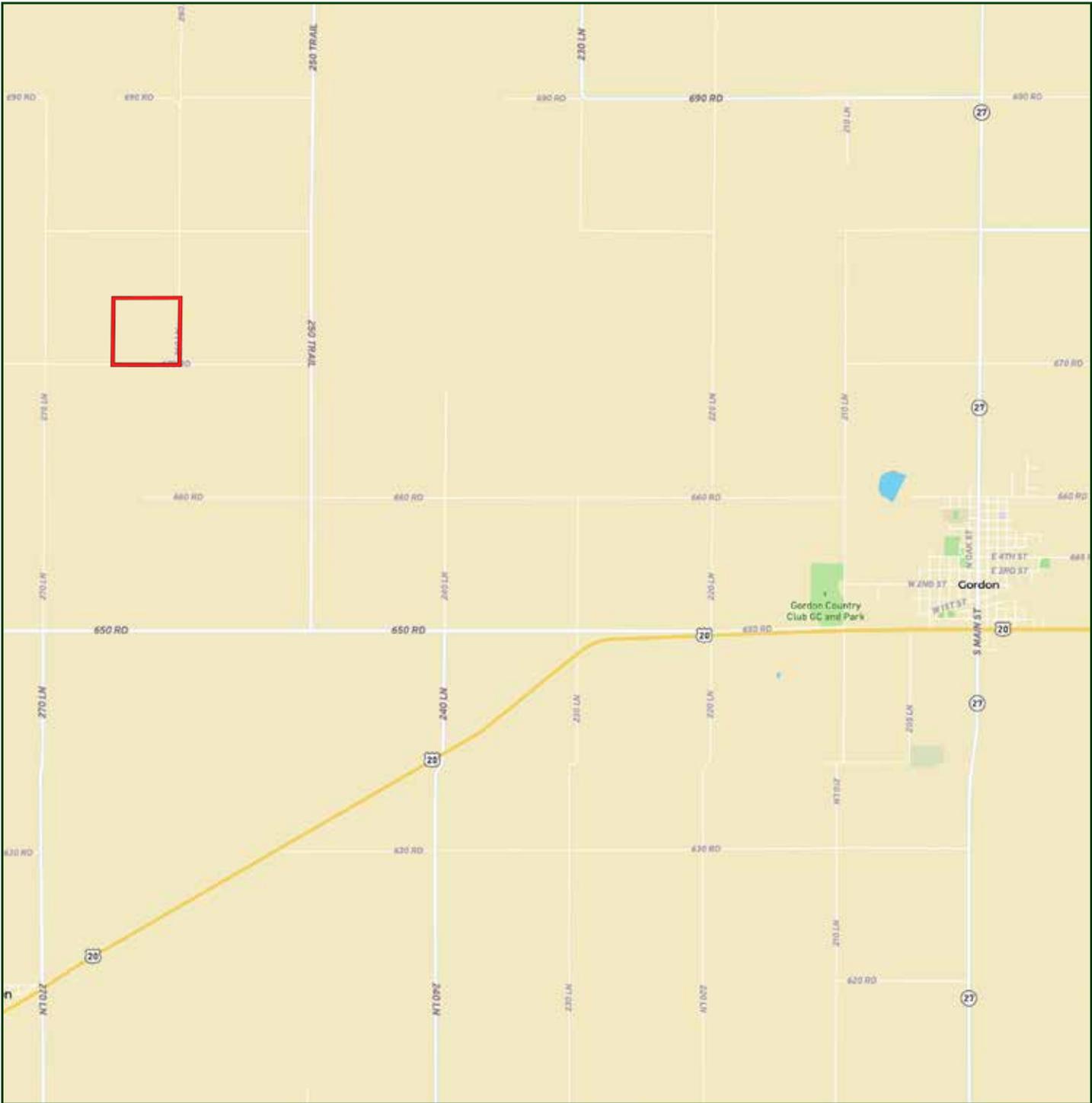
Livestock Well G- 193347 Completion Date 10/18/2021
11 gpm, 120' total depth, 70' pump depth

Livestock Well G- 161420
4 gpm, 120' total depth, 42' pump depth

Outbuildings

Milking Barn
Horse Barn
26' Geodesic Greenhouse
Heated Chicken Coop
Tool Shed
46' x 30' Metal Shop with Concrete Floor

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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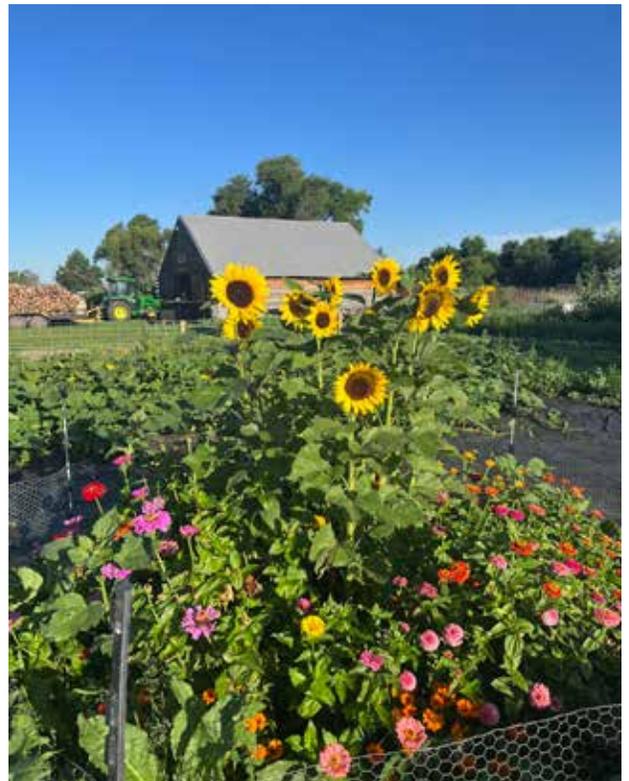
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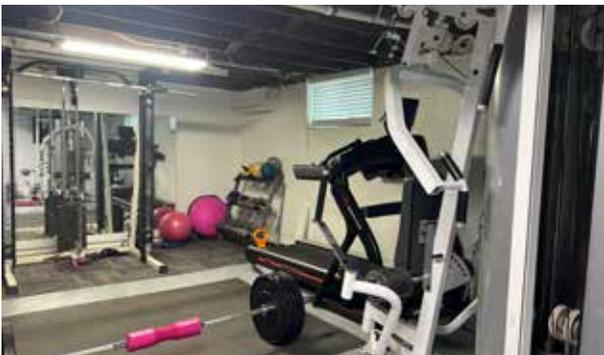
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