

# 207 N. SCOTT • Hay Springs, Nebraska



**LASHLEY**  
**LAND** AND RECREATIONAL BROKERS

**\$345,000 • 1.42± acres**

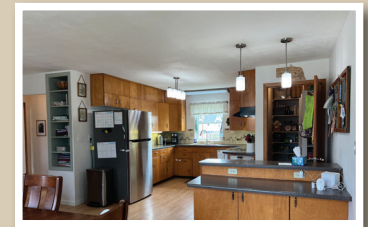
**Summary:** Is ample space and a home that doesn't start off with a honey-do list a must? Take a look at this! You'll find this 2 bedroom, 1 3/4 bath home in Hay Springs situated on four lots totaling 1.42 acres. There's room for growth with two additional rooms in the basement that can be used as bedrooms with the installation of egress windows. On the main floor of the home you'll find two bedrooms, a bathroom, kitchen, dining area, and living room. In the basement you'll find a living room, laundry room, storage room, 3/4 bathroom and two additional rooms. Many improvements have been completed throughout the property. Beginning with the interior, multiple rooms have been gutted and renovated with new drywall, paint, lighting and built-in shelving (Main bathroom and laundry room). This includes both bathrooms, laundry room, and a basement room currently utilized as a bedroom. The main floor bathroom has a cozy feel with its beautiful patterned tile flooring, oversized soaking tub with ceramic subway tile surround, and built-in shelving for ample storage. The roomy basement bathroom has everything it needs with a new walk-in shower, lighted medicine cabinet vanity mirror, and exhaust fan (vanity and toilet included too!). The large laundry area has built-in shelving and a folding table for those many loads of laundry! The basement room utilized as a bedroom has new drywall and new lighting. The many improvements to the home include the entire main floor has been painted, having window treatments installed, adding built-in shelves in the kitchen, adding a pantry with built-in shelving, a new refrigerator and a new faucet. The primary bedroom has new lighting, and the second upstairs bedroom has new trim and built-in shelving. The basement living room has new paint, new lighting and a play area under the staircase has been added with lighting; the perfect play area or hideaway for toys! The exterior improvements include extending the concrete pad near the house, a hot tub with ozone filter (2022), a fenced in backyard. The improvements don't stop there! The 40' x 48' insulated shop with concrete floor has 10' sidewalls, two 8' x 10' doors, and has

been hardwired for security cameras and Internet. Inside the shop you'll find a 16' x 40' drywalled area housing an office and a large workout room, both with its own mini split for climate control all year round. You find a 30' x 30' concrete pad with a basketball hoop, and a 30AMP camper hookup. Hold on to a little area history with an Army barracks building moved to its current location from Fort Robinson. The building has electricity and is separated into two separate rooms and a chicken coop. There is a garage door that opens to the alley making it perfect storage for lawn equipment and mowers. There's a second 30AMP camper hookup on the barracks. Additional improvements include a laundry shoot, new heat pump water heater, new water softener and Reverse Osmosis filter, and updated plumbing.

#### **Outbuildings:**

Detached Garage  
Workshop/Chicken Coop  
Shop (Insulated) with Office (Heated) and Workout Room (Heated)  
Fenced Yard  
Hot Tub

**Taxes:** \$2,794.22  
**Bedrooms:** 2  
**Bathrooms:** 1.75  
**Square Feet:** 2,496  
**Year Built:** 1960



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