

SPALDING FARMSTEAD



A peaceful farmstead 7 miles South of Spalding, NE.

BILL GRANT

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$300,000**

Location 50585 811th Rd., Spalding, NE 68665

Legal Description

3.125 Acres, SE 44 Section 29, Township 19 North, Range 9 Rest of T6 6th P.M., Greeley County, NE

Acres 3.1±

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 **TBD**

Property Summary

Peaceful Farmstead

A terrific location to start a new chapter in your life. This peaceful tree-covered farmstead of 3.1 acres is only 7 miles from Spalding, 11 miles from Greeley and 15 miles from Cedar Rapids.

The 3100 sq. ft. home has 4 bedrooms and 4 baths. The main level is an open floor plan with a gas cook top in the island. The basement can be accessed either from the outside or down the spiral staircase in the living room. This area could be used as a bedroom or a playroom as there is a bath located on this level. After a hard day of work you can relax in the jacuzzi, just off the master bedroom. The top level has three adorable bedrooms and the bath has a claw foot tub.

If you have ever thought of starting a cottage business there is a small outbuilding where you can create, and a well-lit and airy room in the home to show your creations.

Outdoors there are raised garden beds as well as room to start a large garden. A large tree-covered area that could be converted into a hidden park getaway, is just longing to be developed. There is plenty of room for swings, tree houses and forts.

Behind the home is a small lean-to that has a tack room and space for horses and another fenced area for horses, calves, sheep or maybe even a llama.

Owners are nearing full retirement and when that time comes they will give the owners of the home the first chance to purchase the 80 acres of pasture that surrounds the home.

We ask that before a viewing, you give a 24 hours notice.

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.

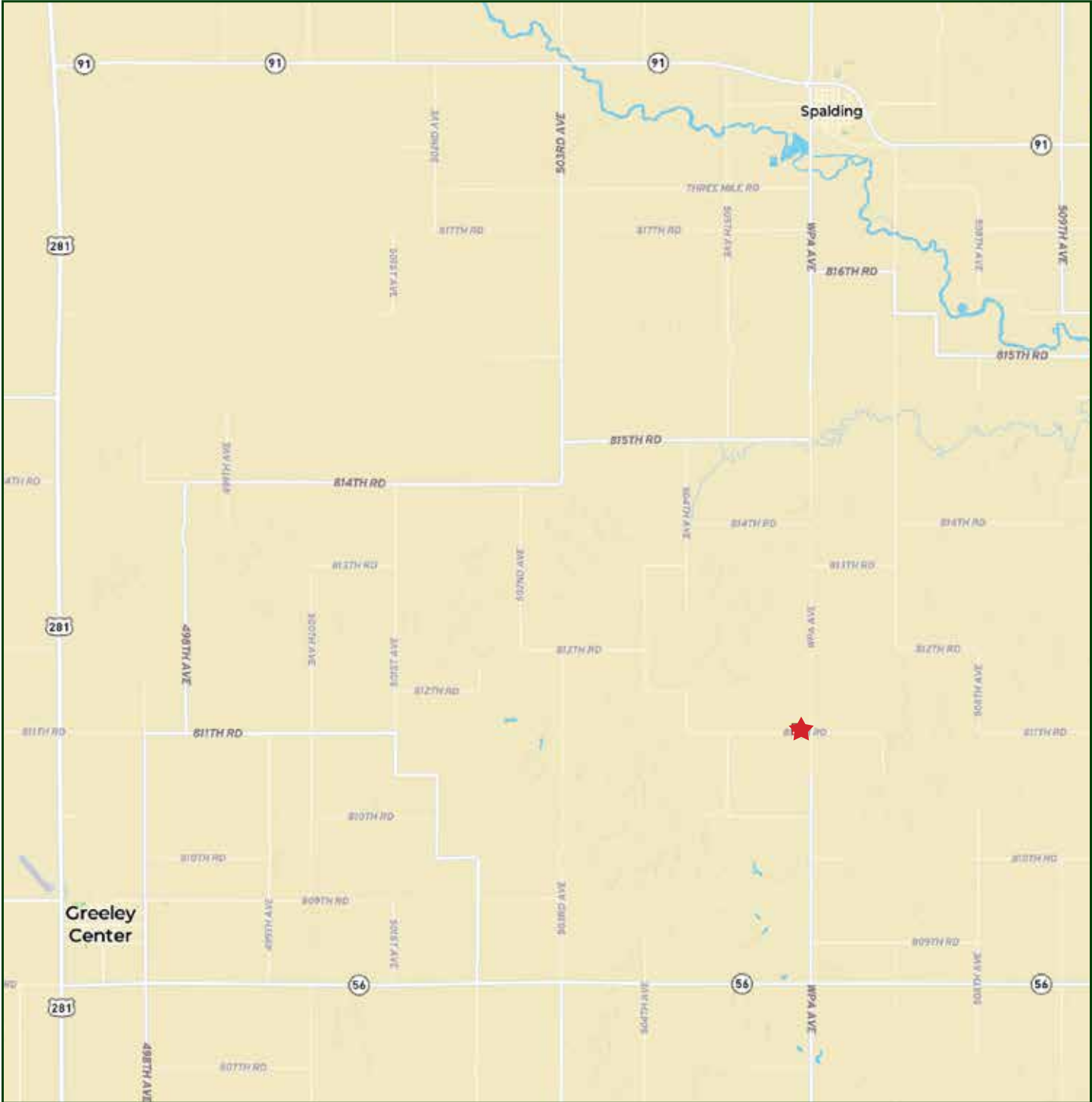
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LOCATION MAP

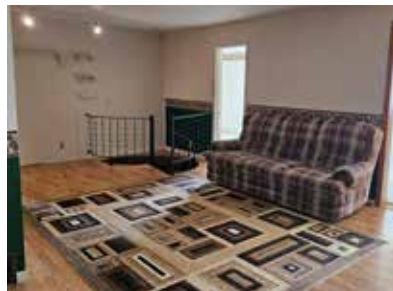


Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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