



CURTIS HWY 23 ACREAGE



A remodeled ranch style home sitting on 200± acres just West of Curtis, NE.

TAMI TIMMERMAN-LASHLEY

Residential Specialist

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PROPERTY HIGHLIGHTS

List Price **\$680,000**

Location 1 miles West of Curtis, NE / 39067 Hwy 23, Curtis, NE

Legal Description

PT.S1/2SE1/4; PT.SW1/4 N OLD HWY 30-8N-28W of the 6th PM lying North of Hwy 23, Frontier County, Nebraska

Acres

Range:	187.38±
Improvement Site:	12.62±
Total:	200.00±

Taxes - Estimated **\$7,073.24**

Improvements

- 1168 Sqft home with 2 bedrooms, 2 baths
- 3 grain bins
- 30x42 shop
- 50x60 insulated building
- 14x20 building
- Finished 2-story apartment

Property Summary

Take a look at this recently remodeled 1168 sq. ft. ranch style home with two bedrooms and two baths. A full basement, which is partially finished, has two additional rooms. The remodeling was done in 2013, and included a new family room, new wiring, heat, air heat pump, walk in shower, and jet Jacuzzi tub. All appliances, including the stackable washer/dryer, will stay with the two-story finished apartment.

A 50 x 60 building is lined, insulated, heated, and has 220 volt plugs throughout with a large air compressor. The range acres have three water sources (tanks) with water supplied by a submersible well at the improvement site. Hwy 23 frontage borders the West by a good county road.

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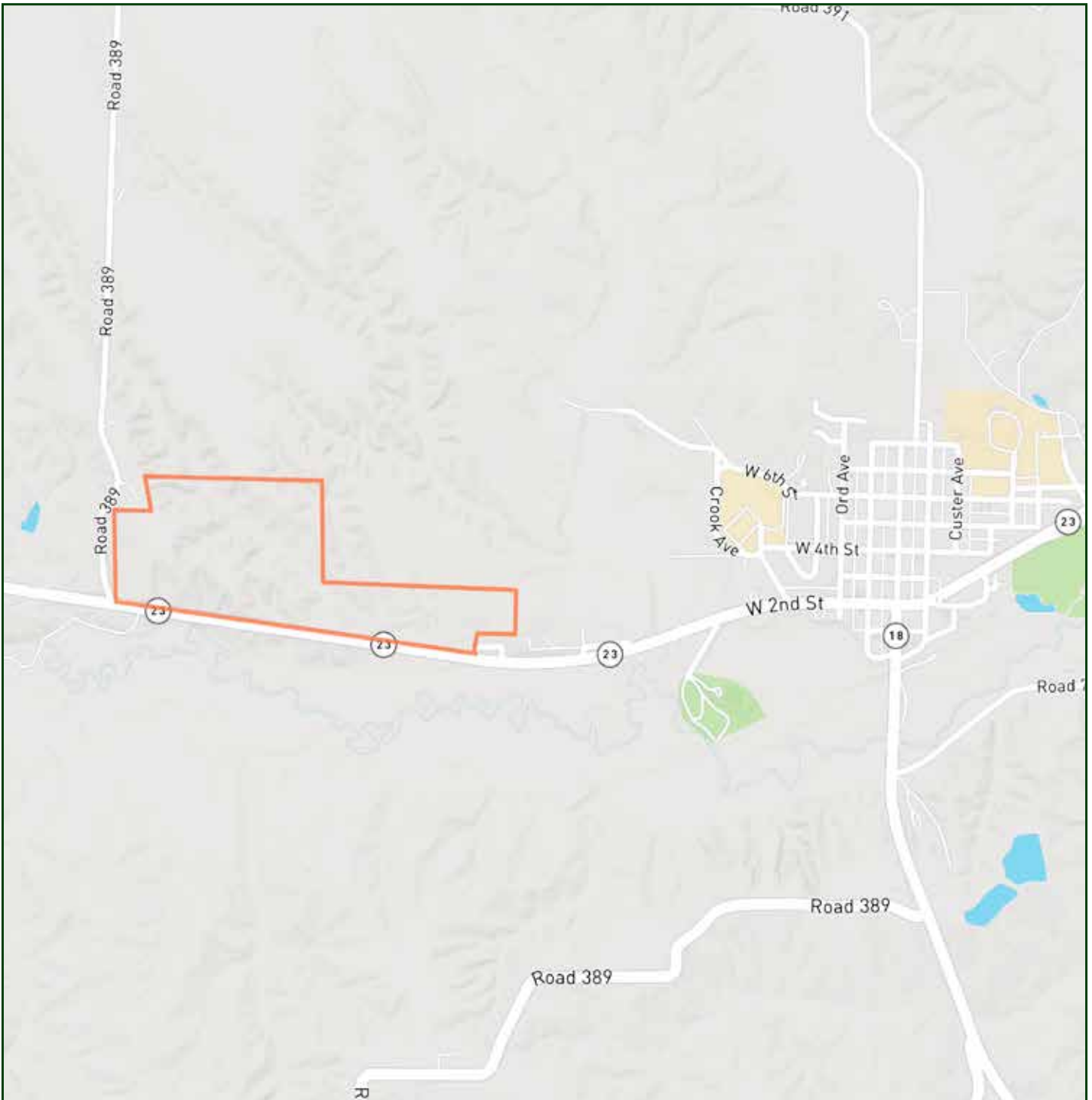
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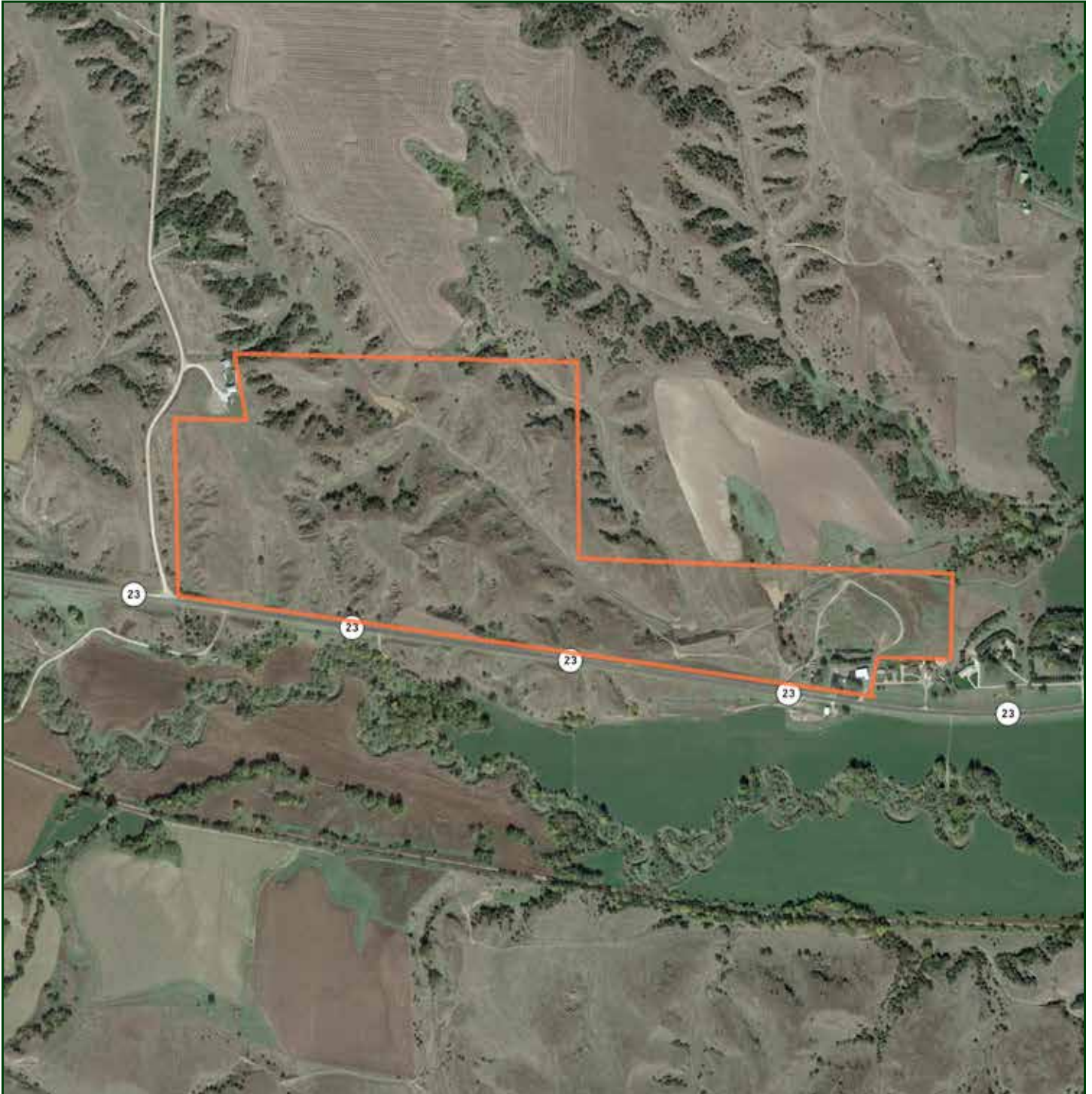
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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