

AMERICAN LEGACY LAND CO

FOR SALE

**3 BEDROOM,
3 BATH HOME**

Curtis, NE

.16 +/- Acre Lot

OFFERED AT:

\$175,000

ABOUT THIS PROPERTY:

Here is a cozy 3 bedroom, 3 bath home that comes with vintage comfort and versatile living space. The kitchen features a casual dining nook with a large bay window looking out over the backyard and wood deck. There's plenty of room to gather in the main living/dining area, and the basement offers even more space with a large family room and a wood-burning stove for backup heat. There are several functional extras, from the rear-entry mudroom and laundry combo to a dedicated home office/sewing room. It also includes a traditional root cellar for your canning and cold storage needs. Outside, you've got a single lot with an attached garage, a garden shed, and a fenced-in yard.



More About this Property:

The property features a one story home with a basement that has a total of 2624 sq ft. There are 3 bedrooms and 3 baths, along with a room that is currently being used for a home office, that can be converted to an additional bedroom. The storage/utility room houses the water heater and AC/furnace. A separate root seller is able to keep your canned goods cool. There are possibilities of converting the basement to a separate living area to provide an income base.

Directions: From the intersection of Hwy 23 (2nd Street) & Hwy 18 (Center Ave), go west on Hwy 23 until Pope Ave. Turn north on Pope Ave and go past 3rd Street intersection. After the 3rd Street intersection, the property will be the 3rd house to the right.

Address:

Legal Description: LOT 14, BLK 17, CURTIS OT Frontier County, NE

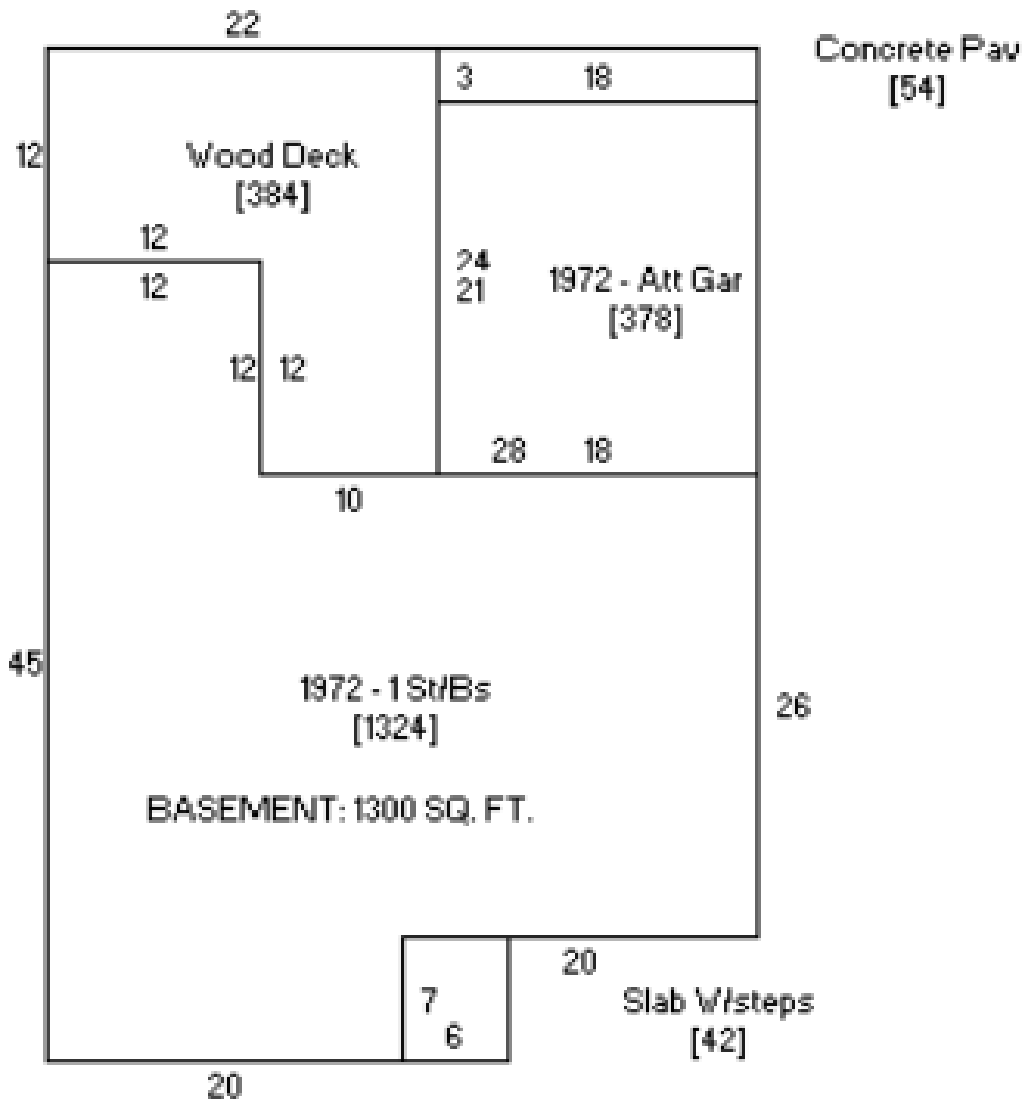
Taxes: \$2492.56

Income Potential: Rental property

FEATURES:

- .16 +/- acre lot
- 3 bedroom, 3 bath home
- Attached garage
- Wood stove
- Wood deck
- Cold storage pantry

Parcel: 320048128



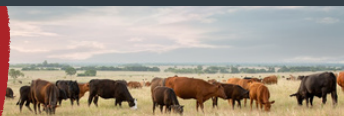
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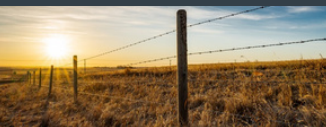
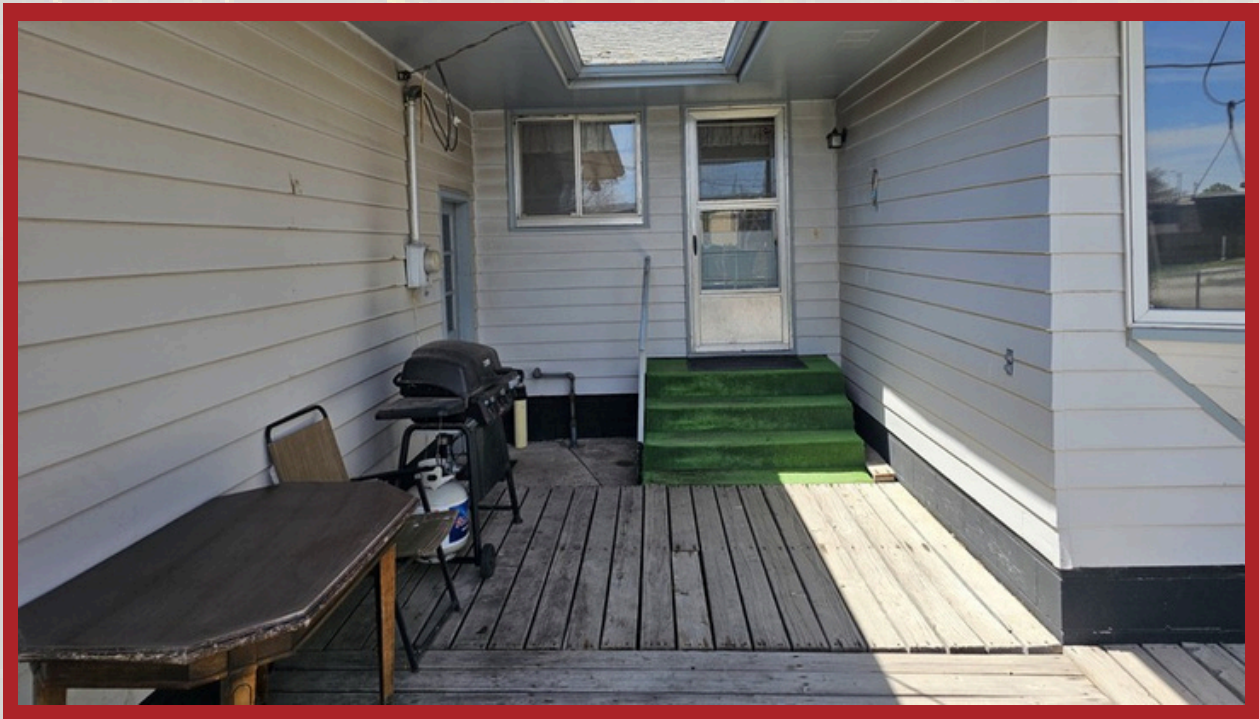


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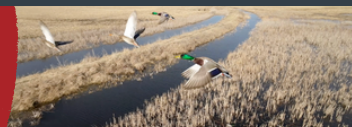
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





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**COMMITTED • DETERMINED
TRUSTED**



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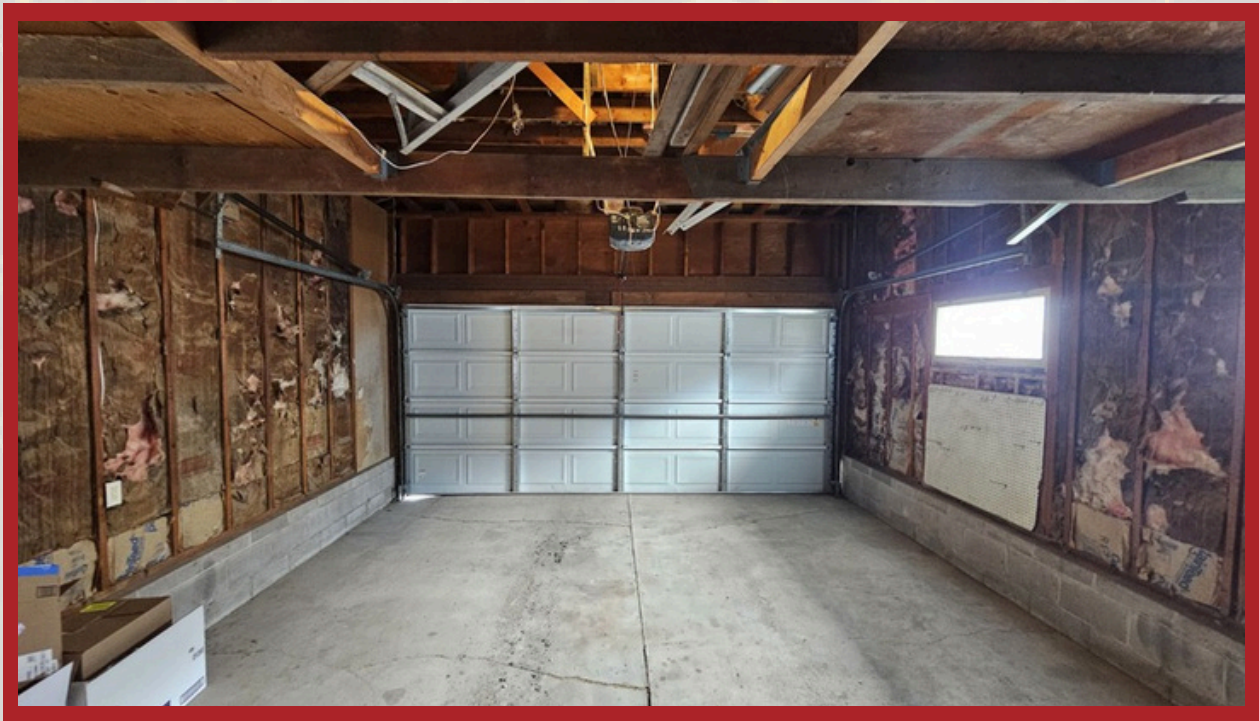
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**HELPING YOU BUY
AND SELL LAND**



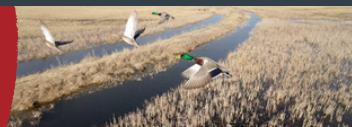
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About the Agent:

Shane grew up on his family's farm and ranch near Stockville, NE, where he gained extensive hands-on experience with a wide variety of agricultural practices. From tending to livestock and riding horses to operating large machinery, his upbringing fueled a deep passion for agriculture that has stayed with him throughout his life. Shane pursued a degree in Ag Production at NCTA and went on to establish his own successful farm and ranch operation, which continues to thrive today. With nine years of experience in ag equipment sales, Shane has built a solid track record of selling equipment through online auctions across the globe.

Shane and his wife Susie have been married for 15 years and are excitedly anticipating the arrival of their sixth child this summer. Committed to giving back to his community, Shane serves on multiple boards and actively contributes as a trustee, acolyte, and CCD teacher at St. James Catholic Church in Curtis. In his free time, he loves watching his kids play sports, cheering for the Huskers, off-roading, and fishing.

With his strong background in both agriculture and sales, Shane is eager to help you navigate your next real estate venture!

SHANE FARR, LAND AGENT



308-539-3517



sfarr@AmericanLegacyLandCo.com