

# Acreage and Newer Home

## 1090 Rd 113, Sidney, NE



- 10.01 Acres
- 1,786 Sq. ft. Up & Down
- Bedrooms – Main Floor
  - (1) 14' x 13'4" w/ Walk-in Closet w/ and Organizer Shelving
  - (2) 10'6" x 10'9" w/Walk-in Closet
  - (3) 9'10" x 13'4" Non-conforming bedroom or office
- Living Room/Dining Room – 26' x 27' with Vaulted Ceiling and Door to Patio
- Kitchen – 11'6" x 17'
- Two Baths
- Attached 26' x 30' Garage w/Openers and Emergency Generator included
- Underground Sprinklers
- Propane Heat & Central Air
- 40' x 72' Steel Shop includes Office Area, Bathroom, Storage Room and loft. Heated with Propane Furnace or used oil burner.
- Year Built: 2012
- Taxes: \$5,006.48 (2016)

**PRICE: Reduced to \$365,000!**

**Near New Home • Outstanding Features • Large Shop • 10 Acres**  
*Home and Acreage, you will be comfortable in for years to come!*

This near new home was built with energy efficiency in mind. Both the home and shop were built with Styrofoam insulated panels and Anderson windows. It has 9 foot ceilings up and down. This exceptional home has many outstanding features with a very large living/dining room and lots of space for a family or entertaining. The kitchen features oak cabinets with quartz counter tops, farmhouse sink, quiet close drawers, stainless steel appliances and refrigerator with French doors. The Master Suite includes a tiled and rock custom shower and double vanity. The basement is partially finished with all exterior walls sheet-rocked and textured, and it includes three egress windows and a 12' x 12' gun room/vault with a steel safe door. Attached over-sized garage with insulated door. Cement Siding makes for a no maintenance exterior. An Apache generator is in place for emergency power for the home and shop. The shop and home each have a septic system. Included in the sale will be the Nortrac tractor and rotary mower & blade as well as an older riding lawn mower. Clean and move-in ready! Call us today to see the home that you can be comfortable in for years to come.

**To see this property, please call us at 308-262-1150.**

❖ *The information contained herein has been obtained from sources believed to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Buyer should make their own investigations & inspections.*

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