

Southwest Nebraska Property

210 & 310 West Dauphin – Venango, NE



- * 3 parcels selling as ONE unit.
- * 22' x 40' apartment & garage.
- * 40' x 80' quonset w/14'x 14 OH door.
- * 24' x 48' insulated shop w/ 12'T x 16'W OH door.
- * Village water & sewer.
- * Excellent visibility from Hwy 23.
- * Vacant lot to south included.
- * Storage containers NOT included.



\$150,000



2121 East Highway 30
Paxton, Nebraska 69155
Office: (308) 239-4297 • Cell: (308) 289-3772
Email: kyle@schowrealty.com

More information at www.schowrealty.com



UTILITIES: Venango Village water, sewer & trash average \$90/month.

NPPD electricity averages \$270/month in the winter; \$160/month in the summer.

APARTMENT AC/HEAT UNIT: installed only 4 years ago.

APARTMENT APPLIANCES: Refrigerator, elec stove, washer & dryer are included.



22' x 40' apartment/garage.



24' x 48' insulated shop.



40' x 80' quonset.



2 grain bins for storage.

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