



**2121 East Hwy 30
Paxton, NE 69155
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Kyle Schow, Broker**



INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED – VISIT OUR WEB PAGE – WWW.SCHOWREALTY.COM

ADDRESS:		76955 Road 351 – Paxton, NE 69155				\$695,000	
LEGAL:		A 31± acre tract in the West ½ of 25-12-35, Perkins County, Nebraska				LOT SIZE:	
						31 ± acres	
BEDROOMS:		3 plus	BATHS:	2 ½	STYLE:	Ranch	AGE:
							1954
SQ. FT.:		3,231	MAIN:		UPPER:		LOWER:
LIVING ROOM:		19ft 10in x 20ft 4in	A/C	(2) Central Air Units	% FINISHED BASEMENT	25%	
DINING ROOM:		11ft x 20ft	HEAT	(2) Forced Air Propane	ROOF	Asphalt Shingles – 2012	
KITCHEN:		9ft x 22ft remodeled 2012	FIREPLACE	Yes	EXTERIOR	Brick & steel siding	
FAMILY ROOM:		22ft 9in x 26ft 1in 2010	REFRIGERATOR	Yes	UNDERGROUND SPRINKLERS	None	
BEDROOM:		Master 14ft 4in x 14ft 4in	DISHWASHER	Yes	OPEN PATIO	No	
BEDROOM:		West 13ft 4in x 14ft 7in	GARBAGE DISPOSAL	Yes	PORCH	Yes	
BEDROOM:		South 9ft 8in x 12ft	RANGE	Yes	DECK	South and West Sides	
FITNESS:		11ft 9in x 14ft 10in	OVEN	Yes	WINDOWS	Most replaced within 10 yrs.	
BAR AREA		8ft 5in x 8ft 5in	WATER SOFTENER	No	DOORS	Storm	
BATH:		Master (east) 5 piece (2014)	RANGE HOOD	Yes	GARAGE OPENER	Yes – 3	
BATH:		West 3 piece	CARPET	Yes	TAXES	2022 - \$	
BATH:		Toilet & sink in utility room	WINDOW TREATMENTS	Yes	ZONING		
BASEMENT:		13ft x 38ft	SMOKE DETECTOR	Yes	AVG UTILITIES	Electricity: \$206.32/month	
GARAGE:		3 car attached, insulated.	WATER HEATER	50 gal elec & 50 gal propane		Propane: \$170/month	
UTILITY:		9ft 8in x 11ft 9in					

REMARKS: Over 3000 sq feet of living space! 3 main floor bedrooms, possible 4th in basement. Inviting family room with fireplace and access to large deck on shaded east side house. 2nd deck to the south off of cozy living room w/breakfast nook and wet bar area with frig. Updated open kitchen/dining area with unique rustic décor and sliding corrugated tin window blinds. Updates to this very nice acreage: **2005:** Pumped septic and added to the drain field. **2007:** Remodeled west bathroom and added egress window to basement. **2008:** installed 3 Ritchie livestock fountains and put steel roofs on granary, barn & brooder house/storage shed. **2009-2010:** Added 3 car insulated garage, family room (was original 2 car garage) utility room, fitness room & 2nd HVAC system. Custom wood flooring and ceramic tile in living room/breakfast nook. **2012:** asphalt shingle roof and steel siding on entire house. Remodeled kitchen & dining area including windows, west door, west bedroom windows, south sliding glass door and added both decks. **2014:** Remodeled master bathroom. **2018:** Replaced 1 1/2hp submersible pump. **2018:** 40 gal LP water heater (in basement). **2020:** 50 gal elec water heater. **Broker owned. Co-listed with Fuller Realty, Tena Most 289-5232.**

DIRECTIONS:		From I-80 at Paxton: 3 miles south, ½ mile east, 4 miles south to Rd 771, 3 miles east to Rd 351, 1 ½ miles south, east side.					
EXCLUSIONS:						OWNER PHONE # (H):	
OWNER:		Kyle & Cheryl Schow				OWNER PHONE # (W):	
KEY #:		Lock box on the garage door. Key for the front door.				RENTER NAME:	
OCCUPIED:		YES		NO		RENTER PHONE #:	
LIST DATE:		2/5/2024	EXPIRE DATE:	8/5/2024	LISTING AGENT:	Kyle Schow (308) 289-3772	

On the web at: www.schowrealty.com