
	2121 East Hwy 30 Paxton, NE 69155 Office: 308.239.4297 Cell: 308.289.3772 Email: kyle@schowrealty.com Kyle Schow, Broker	
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INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED – VISIT OUR WEB PAGE – WWW.SCHOWREALTY.COM

ADDRESS:		76955 Road 351 – Paxton, NE 69155						\$749,000							
LEGAL:		A 31± acre tract in the West ½ of 25-12-35, Perkins County, Nebraska													
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 4 th in basement. Inviting family room with fireplace and access to large deck on shaded east side house. 2 nd 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: <u>2005</u> : Pumped septic and added to the drain field. <u>2007</u> : Remodeled west bathroom and added egress window to basement. <u>2008</u> : installed 3 Ritchie livestock fountains and put steel roofs on granary, barn & brooder house/storage shed. <u>2009-2010</u> : 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. <u>2012</u> : 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. <u>2014</u> : Remodeled master bathroom. <u>2018</u> : Replaced 1 1/2hp submersible pump. <u>2018</u> : 40 gal LP water heater (in basement). <u>2020</u> : 50 gal elec water heater.															
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 front door.						RENTER NAME:							
OCCUPIED:				YES				NO		RENTER PHONE #:					
LIST DATE:		7/13/2023		EXPIRE DATE:		12/30/2023		LISTING AGENT:		Kyle Schow (308) 289-3772					

On the web at: www.schowrealty.com