



100 North Spruce Street
Ogallala, NE 69153
Call: 308.284.2100
Fax: 308.284.2124
www.fullerrealty.net



Fuller

& Associates Realty, LLC

"We make it happen... You make it home!"

Information believed to be accurate, but not guaranteed



Address: 1270 North Fork Road, Big Springs, NE 69122

Price: **\$269,000**

Legal Description: FRAC E/2 SEC 23-13-42, 8.76 Acres, Deuel County, NE

Bedrooms: 4 **Baths:** 3 **Style:** Farmstead **Age:** 1927
Total Sq. Ft. 3343 **Main Level:** 1753 **Upper Level:** 806 **Lower Level:** 784

**Square Foot Living Space Measurements obtained from Deuel County Assessor Office.

Room:	Dimensions:	Level:	Appliances:	Other Info:
LR & Hearth Room:	30.6 X 17.1	M	A/C: Central	% Fin. Basement: 80%
Dining Room:	19.5 X 12	M	Heat: F.A. Propane	Porch: Wraparound
Kitchen:	8.10 X 27.5	M	Fire Place: Pellet Stove	Patio: Three
Breakfast:			Refrigerator: YES	Deck:
Office:	12.2 X 11	M	Dishwasher: YES	Garage: 2-Car +
Utility Room:	4.8 X 9.7	M	Disposal: YES	Garage Type: Det.
Mstr Bdrm:	18 X 19.7	M	Range: 6-burner Gas	Garage Opener: YES
Bedroom 2:	11.7 X 10.3	U	Range Hood: NO	Roof: Steel--3 yrs
Bedroom 3:	11.3 X 11.4	U	Oven: YES	Exterior: Cement board siding
Bedroom 4:	14.6 X 12.1	U	Microwave: YES	UGS: In yard
Walk-in cl:	8.8 X 8	M	Carpeting:	Windows: NEW
Family Rm:	12.3 X 25.8	B	Curtains: YES	Doors:
Storage:	13.3 X 11.3	B	Washer: YES	Taxes:
Mstr bath:	9.1 X 10	M	Dryer: YES	Avg. Util. (Gas):
Bath 2:	5.3 X 9.7	M	Smoke Det. YES	Avg. Util. (Elec):
Bath 3:	11.9 X 9.5	U	Water Heater: YES	Lot Size: 8.76 Ac
Craft Room:	11.9 X 14.8	B	Water Softener: NO	Zoning:
Attic:	Unfinished			
Remarks:	This remarkable country home is loaded with sophisticated charm! The homeowners have completely renovated this older farmstead within the past 10 years, including adding on a huge addition which features a master bedroom, bathroom and walk-in closet. The owner is an interior decorator and it shows! Every room is spectacular and looks like it was featured in a decorating magazine! The beautiful kitchen has tons of cabinets space and has an island with wood countertop. The dining room is surrounded by windows and french doors leading to the beautifully manicured garden area. The master suite also has french doors leading to a spacious partially covered deck on the east side of the house. The south and west sides of the home feature a wraparound deck perfect for entertaining. See page 2 for more details on this lovely home!!			
Owner:	Arlin L. and Sheila J. Mitchell			
Occupied:	YES	Renter:		Phone:
Key:	LB--south door	Listing Agent:	Linda L. Fuller	Listing Date: 3/13/2013



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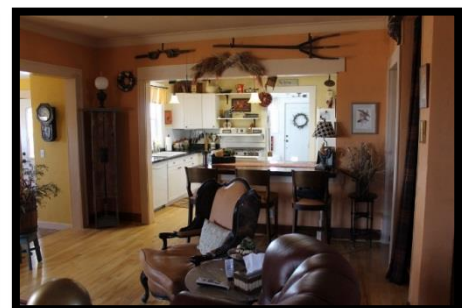
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This acreage features 2 large barns, one has three compartments, new red barn doors and large overhead doors. This barn could be used for livestock, or to store RV's, boats, etc. There is a 2-car detached garage which is adjacent to a large shop plus additional 1-car garage. A greenhouse is attached to the front of this large building. There is a well-house/garden shed in the middle of the property. The shop has a separate propane tank for heat, plus electricity incl. 220. There is even a 3-hole outhouse and a milkhouse!!



Besides a gorgeous master suite, this home features 3 bedrooms upstairs with grand views of the countryside! A full bath is also located on the upper level. The basement includes a nice-size family room, storage room and craft/woodworking room. This farmstead is listed on the National Register of Historic Places!



This is a one-of-a-kind property located minutes from Ogallala and Lake McConaughy! Take Highway 30 west 1.3 miles past the Hwy.30/I-80 Junction sign, turn left on Road 205 and go to the fork in the road. For more information, visit www.fullerrealty.net!