

15 MINUTES SOUTH OF CHADRON, NEBRASKA

LOCATED: From the intersection of Hwy 20 & 385 in Chadron, Nebraska: Go 8 miles south to the Chadron State Park Entrance, enter park and make an immediate left turn (south) on Camp Norwesca Rd., follow road 1.7 miles to entrance to driveway.

70 Acres +/-

LEGAL: Pt. of SW1/4SW1/4 of Section 6; Pt of the NW1/4NW1/4 of Section 7, all in Township 31N, Range 48, West of the 6th P.M., Dawes County, Nebraska



MAIN HOME

4,112 Square Feet of Living Area

2056 sq. ft. on each level

R 58 Styrofoam Block House with 10 inch thick walls (to the roof line)

Cement Color Lock Siding

3 Bedrooms up and 2 Baths

Open Spacious Kitchen with Hickory Cabinets

Large Living Room with Vaulted Ceiling and Gas Fireplace

3 Bedrooms on the Lower Level with Egress Windows, 1 Bath, Large Storage Room And Large

Living/Dining/Family Room

All Pella Windows • Shake Shingles

Wrap-around Timber Tech Deck

Contoured Cement around full perimeter

French Drains all around main home in back yard and Window Wells

50 Gal. Electric Hot Water Heater

Attached and Finished 2 Car Garage



GUEST QUARTERS and SHOP

Kitchen & Bath on Main Floor

Beautiful Loft with Large Combination Living/Bedroom
with walk out Deck

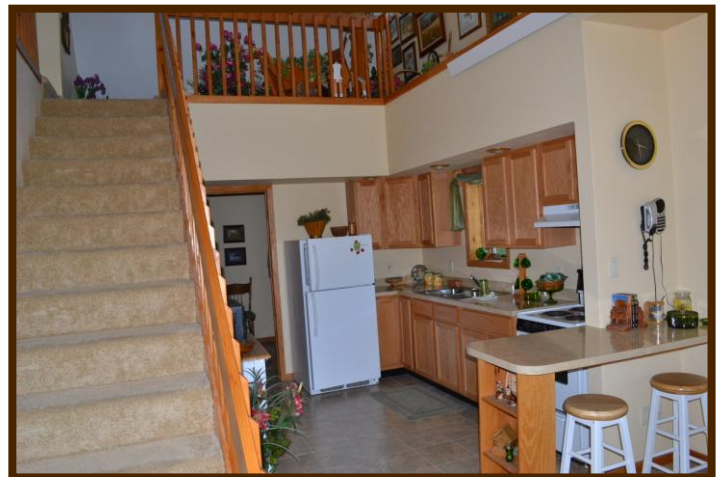
Shop Finished with Work Bench & plenty of space for
Hobbies or Storage

2 Overhead Doors with openers (south facing)

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(to the roof line)

Cement Color Lock Siding

Great Design for Artistry or Mounts!





MAIN HOME ROOM SIZES

Living Room: 14' x 39'

Kitchen: 12' x 16'

Master Bedroom: 15.5' x 15.5'

with 12' x 15.5' Sitting Room and Full Bath

Second Bedroom: 15.5' x 12'

Third Bedroom: 11' x 11'

BASEMENT

Living Room: 15.5' x 39'

Dining Area: 11' x 16'

South Bedroom: 12' x 13'

Middle Bedroom: 12' x 12'

North Bedroom: 12' x 12'

Storage/Hobby Room: 12' x 15.5'

Bathroom: 6' x 11.5'

Service Room: 7'8" x 15'4"



GUEST QUARTERS ROOM SIZES

Kitchen: 9' x 22.5'

Open Living Room/Bedroom: 14.5' x 34'8" with 9'9" x 8'8" Area out toward Deck

Bathroom: 7'4" x 12'

Garage/Shop: 32' x 34' with 2 Overhead Doors



AVERAGE UTILITIES FOR BOTH HOMES

Summer High: \$189.16

Summer Low: \$182.23

Winter High \$554.94

Winter Low: \$478.35

2010 REAL ESTATE TAX: \$7,373.12

QUIET & SCENIC • NATURE OUT YOUR BACK DOOR!

HUNTER'S HAVEN

Strategically located between and adjacent to Chadron State Park in the Nebraska National Forest and Nebraska Game & Parks Land!



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