

ACREAGE FOR SALE

Arnold Home Site & Buildings

- Location:** Property is located 3 miles south of Arnold, NE on Highway 40.
Address: 79698 Highway 40, Arnold, NE 69120
- Legal:** Approximately 7.0 acres in the NW1/4 NW1/4 Section 9-T16N-R25W of the 6th P.M., Custer County, Nebraska. (final acres to be determined by survey)
- Taxes:** 2022 Real Estate Taxes to be determined after survey.
- Building Improve.:** Property consists of a 2,417 sq.ft. ranch style house with a partially finished 1,456 sq.ft. basement and 1,008 sq.ft. attached two car garage. Outbuildings include a 9,112 sq.ft. Quonset and a 4,500 sq.ft. implement building.
- Price:** **\$410,000.00**
- Contact:** Bryan Danburg
Co-Listing Agent
308-380-3488
bryan@agriaffiliates.com
- Brad Atkins
Co-Listing Agent
308-530-9012
batkins@agriaffiliates.com



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ARNOLD OFFICE
115 W. Arnold Ave.
Arnold, NE 69120
www.agriaffiliates.com
(308) 848-2220

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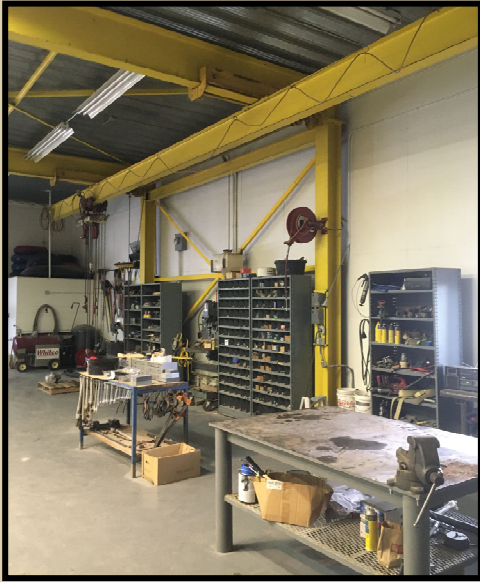


Home: Very nice, well-kept 2,417 sq.ft. ranch style house. The home has 1 main floor bedroom and a master bedroom. The master bedroom features a full bath with whirlpool tub and a large walk-in closet. Main floor also has an office, full bath, spacious kitchen, laundry room / half bath, formal dining room with wood fireplace and very large family / living room with vaulted ceiling. The basement is 1,456 sq.ft. and is partially finished. Basement consists of a large family / recreation room, hobby room with closet space, 2 unfinished storage pantries and a full bath. Large 2 car attached garage with work bench / countertop and very nice storage cabinets.



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Implement Building / Shop: 4,500 sq.ft. Full concrete floor. North 1/2 is heated and features an overhead shop crane / hoist. South 1/2 is a metal working shop. The building also has a small office and 1/2 bath.



Quonset Building: 9,112 sq.ft. with full concrete floor and sliding doors on the north and south.



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