

ROOMY, READY & REASONABLE!

AG COUNTRY PARTNERS
IS PLEASED TO OFFER THIS PROPERTY

Listing Number
01042

Open House Sunday August 25th 1 pm to 4 pm

FOR SALE

**The Joy can be yours in
this sprawling Ranch**

Location: 412 South Chestnut,
Friend, Nebraska.

Legal Description: All of lot 4
& North 1/2 of Lot 5; Friends
First Addition, Friend City C.E.,
Saline County, Nebraska.

Taxes:

\$2,940.76

Offered At:

\$169,500.00



[Click here for photos and more info](#)

(Press and hold CTRL key and left click link above to open a separate page)

Here is a brick ranch style home with 2071 sq. ft. of living space on the main floor with 1927 more sq. ft in the unfinished basement right in the middle of Friend, NE.

Home boasts of three spacious bedrooms, 2 full and one 3/4 baths, modern kitchen w/informal dining, & formal dining room with beautiful display cases on both sides of a fireplace . Comfortable living room with a custom bookcase and entertainment center with gas log fireplace. Sunroom with gas log heating stove and patio doors that lead to a private deck and rock patio with fire pit. A pathway off the deck leads to a beautiful babbling waterfall and coy pond surrounded with flowers and plantings. Main floor laundry/mud room w/3/4 bath right off the two car attached garage. Don't let this home fool you from the outside, it is much bigger than it looks from the street. Many upgrades included within the property.

- **Brick Exterior**
- **2071 Sq. Ft.**
- **Full Basement**
- **Many Upgrades**
- **3 Bedrooms**
- **2-Full Baths 1-3/4 Bath**
- **Modern Kitchen**
- **New Floor Coverings**
- **Cozy Sunroom**
- **Beautifully Landscaped**
- **Small Town Quiet**

**Ag Country
Partners**

721 Glacier Trail
Lincoln, NE. 58521

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**Ag Country Partners. Inc.
Room Measurements**

Room	Size	Floor	Covering	Included
Living Room	13X20.0	Main	Laminate	Custom book case Entertainment Center Gas Log F/P
Sunroom	11X12	Main	Laminate	Gas Stove
Kitchen	9.6X11.6	Main	Linoleum	Custom Cabinets, New Counter Tops Dishwasher, Range, Disposal, Microwave /Exhaust, Ceramic Back Splash Closet
Foyer	10.6X6	Main	Laminate	Eating Bar
Informal Dining	11X11.4	Main	Linoleum	Ornamental F/P, Book Cases
Formal Dining	19X11.4	Main	Carpet	Window Coverings
Bedroom	13X10.10	Main	Carpet	Window Coverings
Bedroom	14X10.10	Main	Carpet	Window Coverings
Master Bedroom	11.10X13	Main	Carpet	Window Coverings
Master Bath -Full	8X8	Main	Linoleum	Tub/Shower, Vanity w/ Tile Back Splash
Bath -Full	5X11.10	Main	Linoleum	Tub/Shower, Vanity w/ Tile Back Splash
Bath -3/4	8X4.8	Main	Linoleum	Shower, Vanity w/ Tile Back Splash
Laundry	8X6.4	Main	Linoleum	Washer & Dryer

Basement (Part Finished) Block Walls

This basement has high ceilings and could be finished with a recreation/exercise room, theatre or non conforming bedrooms.

	Details
Heat Pump:	Gas 2009
Air Conditioning:	Central 2009
Hot Water Heater:	Gas
Plumbing:	City
Electric:	200 AMP/Breaker
Construction:	Brick
Windows:	Double Hung, Double Pane
Basement:	1927 Sq. Ft., Fireplace, HVAC, Soft Water Conditioner, Hot Water Heater, Corn/Pellet Furnace, Breaker Box, Bath, Radon Pump and all copper pipes (including waste).
Garage:	Two Car Attached with Electric Openers
Shingles :	Composite 2007
Front Entry:	Covered
Patio:	Raised Privacy Deck w/Stone Patio and Fire Pit
Landscaping:	Rock Walkway to Water Fall Coy Pond, Mature Plantings (flowers & Shrubs) and Trees.

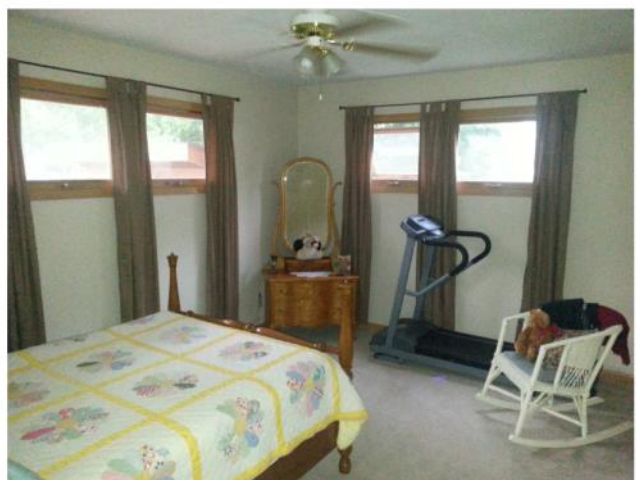
Here is a home that has had many recent updates and is ready to move into. Don't let the appearance from the street fool you, this home is much larger than it looks. Friend, Nebraska is a nice quiet community with a population of 1,050 people and the town includes, schools, hospital, country club, swimming pool, churches and ample shopping, all in a great farming community and only about 35 miles to Lincoln, NE., 16 miles to Doan College in Crete, NE., 23 Miles to Southeast Community College in Milford, NE.

Come take a look before it is too late.

Website: www.agcountrypartners.com—E-mail: dave@agcountrypartners.com
Phone Numbers: 402 416-6118 (cell) or 402 474-2850 (office)

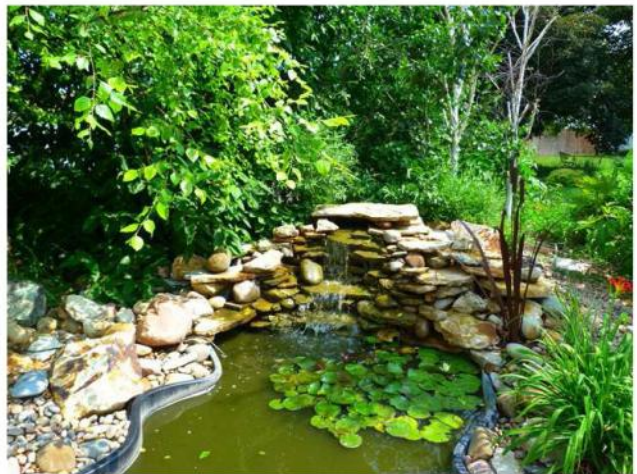
Your Partners in Real Estate

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