

# COUNTRY LIVING IN HALL COUNTY, NE.

AG COUNTRY PARTNERS, INC.  
IS PLEASED TO OFFER THIS PROPERTY

Listing Number  
**01040**

# FOR SALE

**Got Family, Need Room, Possibly Some Income Potential and Room for a Garden? Here it Is**

**Location:** From Grand Island, NE., go west on US Highway 2 to Engleman Road then turn right (north) for 1-1/2 miles with property on the west side.

**Legal Description:** ASMC Subdivision, Lot 1 in Prairie Creek Township in the SE1/4 of Section 27, Township 12 North, Range 10, West of the 6th PM, Hall County, Nebraska.

**SOLD**

**\$170,000.00**



4.52 +/- Acres

2,082 Sq. Ft. 1 ½ Story home on 4.52 acres where you can enjoy the country living and only be 3 miles from Grand Island, Nebraska. House boasts of 4 bedrooms, 1 bath, modern eat-in kitchen, formal dining room, living room, main floor laundry, tons of storage, central heat & air, water softener, beveled glass window and door, 24X28 two car detached garage, 32X24 shop, 32X50 building (boat storage?), 24X36 metal equipment shed and two grain bins w/dryers and augers. Yes, it is all here for your living enjoyment plus, you could make a little income on the side. Sound interesting? Pictures & location coming soon, so keep an eye out for this one and with a little sweat equity, bam, you got it.

- 4 Miles to Grand Island
- 4.52+/- Acres
- 1-1/2 Story Home with 2082 Sq. Ft.
- 4 Bedrooms w/1 Bath
- Underground Sprinklers
- 2 Car Detached Garage
- Shop Building
- Storage Buildings
- Room for a Garden

**Ag Country  
Partners**

721 Glacier Trail  
Lincoln, NE. 58521  
Dave Connely / Broker / 402-416-6118 cell

Phone: 402 474-2850  
866-553-FARM (3276)  
www.agcountrypartners.com