

COUNTRYSIDE ESTATES

AG COUNTRY PARTNERS
IS PLEASED TO OFFER THIS PROPERTY

Listing Number
01012

FOR SALE

Are you ready to own your own business including a home and work for yourself? This is the one to look at.

Location: Countryside Estates in in the town of Broken Bow, Nebraska right in the middle of the Nation on highway #2.

Legal Description: Parcels in NENW, Section 15, Township 16 North, Range 20, West of the 6th PM, 660 ft. by 330 ft. in the City of Broken Bow, Custer Country, Nebraska, South Highway 21.

2011 Taxes: \$3,210.90

Price Reduced:

Now: \$269,500.00



The Countryside Estates Mobile Home Park is a well maintained park with hard surfaced roads and electricity that has been upgraded to State of Nebraska codes. There is an owners home with a total of 2112 sq. ft. walk-out basement and three bedrooms, 2 bathrooms, dining room, living room, family room w/wood burning stove, main floor laundry, upper deck and lower patio areas and a two car attached garage. For income purposes, there is one rental units and 27 rental lots that have car ports and sheds for tenants. Maintenance equipment is provided. Broken Bow is the home of the One Box Pheasant Hunt, which attracts several dignitaries and movie stars for a weekend hunt.

- 4.9 +/- Acres
- Hard surfaced roads
- Updated electric
- 28 Total rental lots
- 1 Rental units
- 3 Bedroom home
- City water
- City Sewer
- Maintenance Equipment
- Hunting & Fishing

**Ag Country
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Your Partner in Real Estate

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