



202 East 3rd Street  
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Information believed to be accurate, but not guaranteed



**Address : 1249 Rd East V North Sarben, Paxton NE**

**Price: \$249,000.00**

Legal Description: ALL BLK 17 SUDMAN'S ADD 2.63A, ALL BLK 24 SUDMAN'S ADD 2.13A, TR IN W1/2 1.59 ACCR 23-14-35 1.05A.

Bedrooms: 3

Baths: 1.5

Style: 2 story

Age: 1908

Total Sq. Ft 1782

Main Level: 1026

Upper Level: 756

Lower Level:

Square footage based on Keith County Assessor's website and has not been verified by Realtor. Buyers are advised to verify all measurements to guarantee accuracy.

Room	Dimensions	Level	Appliances		Other Info:	
Living Room	25X10	M	New AC Split	Yes	Finished Basement	Crawl space
Dining Room	14.09X12	M	Heat	Yes	Screened Porch	27X9
Kitchen	12X10	M	Wood Stove	yes		
Porch / laundry	24X9.09	M	Refrigerator	Yes		
			Dishwasher	yes	Tool Garage	20X20
			Disposal		Chicken coop	24X18
Bedroom Main	12.11X11.11	U	Range	yes	Work shop	20X14
Bedroom 2	12X10.03	U	Freezer	no	Roof & Gutters	5 years old
Bedroom 3	11.09X9	U	Oven	Yes	Exterior	siding
Bedroom 4			Microwave	no	Sprinklers	no
			Carpet	no	Windows	Newer pella
			Window Coverings	yes	Doors	steel
Bath 1	12.1X10.04	U	Washer	yes	Taxes	\$1,431.46
Bath 1/2	5.11X4	M	Dryer	yes	Avg. Utility	
			Smoke Det.	yes	Avg. Utility	
			Water Heater	yes	Lot Size	7.4 acres
			Ceiling fan	yes	Zoning	
			Co2 Det		Propane tank	yes
Owner : Crites			Occupied sometimes		Agent's Cell 308.289.4597	
Key Lockbox yes			Listing Agent : Danette Hansmeier		Listing Date:	

Almost 8 acres along the beautiful North Platte River, downstream from Lake McConaughy. This acreage could be a little farm, it has irrigation and hydrants to the fields hunting lodge so close to the river to bring in all the animals or relaxing retreat that has a renovated two-story farmhouse, 3 bedrooms, 1.5 bathrooms with ceramic and hardwood floors throughout. Separate laundry room and mud room with wood stove. New Well and pump , New water heater, 20 newer large windows, new heating/air, new roof, newer plumbing and siding by Revere. The property has a tool Garage, cute building for a chicken coop and more to offer. This little piece of heaven has woods, fields to plant in, fenced pastures for horses or livestock. The easy access to a private beach on the tree-lined North Platte River is great for sunbathing, swimming, tubing, tanking and canoeing. Small lagoon on the soft sand beach with herons, sandhill cranes, pelicans, seagulls, swallows, eagles, ducks, turkey, geese and deer. The large backyard has 3 big apple trees, mulberry trees, lilac bushes and more. The front yard faces west providing unobstructed sunset views and is lined with huge cottonwoods, providing shade for the house. The river can be seen from one upstairs bedroom and bathroom. Parents have a choice of two excellent modern school systems. The bus comes to the front door. Easy access to I-80 about 25 miles west is the huge Lake McConaughy with endless white sand beaches.

