



202 East 3rd St.
Ogallala, NE 69153
Call: 308.284.2100
Fax: 308.284.2124
www.fullerrealty.net



FULLER & ASSOCIATES REALTY LLC

"We make it happen... You make it home!"

Information believed to be accurate, but not guaranteed



Address: 251 Road East 85, Ogallala, NE 69153

Reduced Price: \$695,000.00

Legal Description: TR IN LOTS 2 & 3 8-13-38 10.37A & TR IN N 1/2 OUTLOTS 8-13-38 16.16A, Keith Co. NE

Bedrooms: 4 **Baths:** 4 **Style:** 1 Story **Age:** 1998
Total Sq. Ft. 3450 **Main Level:** 2085 **Upper Level:** **Lower Level:** 1365

*Square footage amounts based on Keith County Assessor's Property cards and have not been verified by Realtor. There is no guarantee of accuracy and all measurements should be verified by buyer prior to purchasing.

Room:	Dimensions:	Level:	Appliances:	Other Info:
Living Room:	19.11 x 17.2	M	A/C: Central-2	% Fin. Basement: 98
Dining Room:	11.5 x 11	M	Elec Heat: Heat Pump -2	Porch: Yes
Kitchen:	18.5 x 12.7	M	Fire Place: 1 Insert w:Re	Patio: Yes
Office:	16.9 x 12.9	M	Refrigerator: Yes-2	Deck:
Sunroom:			Dishwasher: Yes-2	Garage: 4 Car
Utility Room:	8.3 x 9.10	M	Disposal: Yes -2	Garage Type: Attached
Bedroom 1:	21.9 x 19	M	Range: Yes -2	Garage Opener: 3
Bedroom 2:	20.5 x 15.6	L	Range Hood: Yes	4 year-Roof: Asphalt
Bedroom 3:	11.7 x 9.7	L	Oven: Yes-2	Exterior: Siding
Bedroom 4:	13.11 x 19.8	L	Microwave: Yes-2	UGS: Yes
Mechanical:	16 x 4.9	L	Tile-Carpeting: Yes	Windows: Pella
Quonset:	85' x 28'	Det	Curtains: Yes	Doors: Fiber G
Hay Barn:	28' x 20'	Det	Washer: Yes	Taxes: \$4,434
Bath 1:	5.2 x 9.1	M	Dryer: Yes	Avg. Util. (Gas):
Bath 2:	6.11 x 8.3	M	Smoke Det. Yes	Avg. Util. (Elec): 200 Mo
Bath 3:	13.2 x 6.11	M	Water Heater: Elec-2	Lots Size: 29.53A
Bath 4:	7.11 x 7.5	L	Water Softener: Yes-Rent	Zoning: Re s & C
Propane tank:	Owned-250G	x	Water Pur: Yes - Rent	

Remarks: This beautiful Ogallala home has everything. It has a pasture, farm ground, horse runs, loafing sheds, hay barn, large quonset, 4 car attached garages, riding arena, calf or steer chute, sprinklers, decks, patios, and its own well and septic system. Everything on this property is first class with 4 bedrooms, 4 baths, office, separate suite with cooking and bath. Large living room, dining room combo with regulated insert fireplace. Lots of tile in bathrooms and large kitchen with oak cabinets and stained wood trim. Additional farm ground is included with this property. Total 29.53A- See page 2

Owner: Persinger, James L.

Occupied: Yes	Renter:	Phone: 308-464-1122
Key:	Listing Agent: Roger C. Rankin	Listing Date: 3/15/19



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This is a wonderful location with a beautiful home that is large enough to accommodate a family and also has a complete separate suite for entertaining or family members. The suite has its own cooking area bathroom and bed area. The kitchen and most bathrooms have tiled floor. Some wood flooring in the office and the rest is carpeted. The trim work is oak as are the kitchen cabinets. The rooms are spacious with plenty of sun light from newer Jenn-Air windows. A jetted tub is included and some of the baths have double sinks and showers.

The house exterior has been well maintained with Siding and a newer Roof 4 years ago. The lawn has sprinklers and is easy to maintain. There are large decks on the front and a large patio for enjoying the views. The house sits on 10 acres of manicured lawn or hay ground. There is easy access off paved Hwy East 85. There is a well and septic system that have been checked or updated in the last few years. (Home \$595,000; Comm Lot \$100,000; Comm sold with home)

The horse area has 3 watering tanks, 6 separate pastures with 2 loafing sheds and a hay storage barn located close by. There is an arena and chute for calves or steers. There is plenty of ground that is owned and allows riding on your own ground. Be sure and call for an appointment to see this outstanding property. Listing By: Roger C. Rankin-464-1122