



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



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& Associates Realty, LLC

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Information believed to be accurate, but not guaranteed



Address: 504 S. Ames Ave. Madrid, NE 69150

Price: **\$375,000.**

Legal Description: 9-10-37 PT S1/2 SW1/4 (Tract C) 13.06 AND 9-10-37 PT SE1/4 PT Tax Lot 12 12.01 Acres Perkins, Co. NE

Home Apartment Shop 100x60 Pastures Corrals Stall space

Square footage and acres is based on Perkins County Assessor's site 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:	18.08x16.10	M	A/C: Yes	% Fin. Basement: None
Dining Room:	9.03x10.11	M	Heat: Gas & elec	Porch: Yes
Kitchen:	10.10x11.05	M	Fire Place: Gas	Patio: Yes
Breakfast:	In Kit	M	Refrigerator: Yes-2	Deck:
Sunroom:			Dishwasher: Yes-1	Garage: Yes
Utility Room:	9.02x5.01	M	Disposal: Yes-1	Garage Type: Attached
Bedroom 1:	16.09x10	M	Range: Yes-2 Gas	Garage Opener: Yes
Bed/living rm:	24.07x20	U	Range Hood: Yes - 2	Roof: Sealbest 15 yr
Kit Apt:	9.11x8.07	U	Oven: Yes-2	Exterior: Steel
Storage room:	19x13.09	U	Microwave: Yes	UGS: No
On suite bath:	9.07x10.11	M	Carpeting: Yes upper	Windows: Dbl Pane
Walk-in closet:	6.10x5	M	Curtains: Blinds	Doors: Blinds in
Cowboy bath:	4.07x7	M	Washer: Yes-2	Taxes: \$1462.86
Apt bath:	13.05x9.10	U	Dryer: Yes-2	Avg. Util. (Gas): Hi-line coop
Stalls with heated waters:	outdoor		Smoke Det. YES	Avg. Util. (Elec): NPPD
Box Stalls:	14x14	indoor	Water Heater: Marathon 50 gal lifetime	Lot Size: 25 Ac.
Arena:	Heated	indoor	Water Softener: YES	Zoning: Ag.
SHOP:	100x60	Detach	RV hookup YES	Elec: 200 amp

Remarks: This acreage offers so many things! Beautiful custom built living areas, main kitchen features soft close custom cabinetry, stainless frig, large pantry. LED lighting thruout, gas fireplace in living room, remote controlled floor heat in master bath and bedroom. Wrap around patio with 2 hose bibs and 2 elec outlets. Apartment is also custom built and adorable! Full bath, Indry, kitchen, storage, windows to arena area! Full RV hook up in stable, that stable also has gas furnace, 1/2 bath, wash station, box stalls, remote overhead door, doors that lead to indoor arena. Roof above living area and stable has a Sealbest 15year elastomeric roof coating that was applied July 2016. Electric service is



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underground from the property line and is 3 phase 220 volt to both buildings. Entire property is fenced with 5 separate pens and available water, lighted loafing sheds with heated waters that also light up. Indoor arena has gas ceiling mounted radiant heat, 4 overheard doors. Lots of corrals, 2 extra outbuildings---one was a one room school! They both also have metal roofing. The shop is so large and is set up for whatever you would like to do! The south work area is 37x23, insulated heated with radiant heat and barrel wood burners, northwest shop area 34x34, overhead door, insulated, work benches, loft, storage. Paint booth 20x24, ventilation fans. The floor, aisle and paint booth area are piped for water heated flooring and the equipment to finish that is on site. Additional 60x65 space at east end with 2 overhead doors as well! This property has to be viewed to be appreciated, call to see it today we would love to show it to you!! NEW pics on line!

Owner: Proctor, Albert C and Roberta M

Occupied: Call first

Renter:

Tena's Cell: 308-289-5232

Key: Lokbox

Listing Agent: Tena Most

Listing Date: 8-15-2018

