



202 East 3<sup>rd</sup> St.  
Ogallala, NE 69153  
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# FULLER & ASSOCIATES REALTY LLC

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

*Information believed to be accurate, but not guaranteed*



<b>Address:</b> 599 Highway 30 W, Ogallala NE 69153		<b>Price</b> <b>\$827,000.00</b> <b>REDUCED</b>					
<b>Legal Description:</b> Lots 1-4 Lying N. of Hwy 30 17-13-39 Keith Co. NE							
<b>Bedrooms:</b>	3	<b>Baths:</b>	3				
<b>Style:</b>	Ranch		<b>Age:</b>	1910			
<b>Total Sq. Ft.</b>	3575	<b>Main Level:</b>	2063	<b>Upper Level:</b>	756	<b>Lower Level:</b>	756

\*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:	
<b>Great Room:</b>	18.10X28.08	M	<b>A/C:</b>	Central		
<b>Dining Room:</b>	15.04X16.06	M	<b>Heat:</b>	Gas forced	<b>Porch:</b>	64X12
<b>Kitchen:</b>	28.04X14.01	M	<b>Sound System:</b>	Yes	<b>Shop:</b>	64X83
<b>Mudroom:</b>	6X10	M	<b>Refrigerator:</b>	2	<b>Shop 2</b>	50X80
<b>Butler Pantry:</b>	12X13.08	M	<b>Dishwasher:</b>	Yes	<b>Garage:</b>	3 Heated Car
<b>Loft:</b>	7.11X28.08	U	<b>Disposal:</b>		<b>Garage Type:</b>	Attached
<b>Master Rm:</b>	9.10X13	M	<b>Range:</b>	Gas	<b>Garage Opener:</b>	Yes- 3
<b>Bedroom 2:</b>	14.11X16	U	<b>Range Hood:</b>	Yes	<b>Roof:</b>	New 2020
<b>Bedroom 3:</b>	11.39 x 12.05	U	<b>Oven:</b>	3 ovens	<b>Exterior:</b>	Vinyl
<b>TV Room.:</b>	14.03X14.08	M	<b>Microwave:</b>	Yes	<b>UGS:</b>	Yes
<b>Master Closet</b>	7.05X8.08	M	<b>Carpeting:</b>	Yes		
<b>Master Bath :</b>	9.10X13	M	<b>Curtains:</b>	Yes		
<b>Bath 2:</b>	6.09X7	M	<b>Washer:</b>	No		
<b>Bath 3</b>	5.03X7.03	U	<b>Dryer:</b>	No		
<b>Utilities room</b>	26X14	L	<b>Smoke Det.</b>	Yes		
:			<b>Water Heater:</b>	Yes 2018	<b>Lot Size:</b>	50 acres +/-
:			<b>Water Softener:</b>	Yes	<b>Zoning:</b>	Ag

<b>Remarks:</b>	<p>The beautiful tree lined driveway takes you past the pond right up to the gorgeous home with a covered porch and a three car heated garage. That's just the beginning of this spectacular property located minutes from Ogallala and Lake McConaughy.</p> <p>The 1910 farm home was expanded in 2000 to include a gourmet kitchen, ensuite master, large dining space, office, mudroom and more! The great room features custom built in cabinets as does the dining room. The loft space leads to 2 bedrooms, bath, storeroom and back stair case to the kitchen. Butlers pantry offers extra work space, storage, refrigerator, double ovens. The home is spacious for entertaining, yet maintains a warm inviting feel. Established yard and flower gardens.</p> <p>2 large shop buildings, with 2 heated work spaces, benches, shelving, 220 outlets, large storage spaces There is a smaller garage and storage buildings as well.</p> <p>This property is not only pretty and unique, it is practical. There is an irrigation well for the farm and hay ground, irrigation pipe included. That well is also used to fill the pond when needed. The corn ground to the west and alfalfa on the east are rented through December 2021. If new owner wants to continue renting we can put you in touch with current tenant to discuss details. Sellers have a no-irrigate contract in place that expires in December 2021. New owner can contact NRCS to continue the program. The last payment to the seller was \$6,804.00. 50 acres +/- will be sold with this offering. The replat will be completed soon along with a new legal description and parcel ID.</p>				
<b>Owner:</b>	Kraus Family Listed 08/03/2021				
<b>Occupied:</b>	Yes	<b>Agents #'s</b>	Tena 308-289-5232	Danette	308-289-4597
<b>Key:</b>	LB	<b>Listing Agents:</b>	Tena Most	<b>Danette Hansmeier</b>	

