



202 East 3rd 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



Address: 599 Highway 30 W, Ogallala NE 69153		Price: \$847,000.00		
Legal Description: Lots 1-4 Lying N. of Hwy 30 17-13-39 Keith Co. NE				
Bedrooms:	3	Baths:	3	
Style:	Ranch		Age:	1910
Total Sq. Ft.	3575	Main Level:	2063	
		Upper Level:	756	
		Lower Level:	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:
Great Room:	18.10X28.08	M	A/C:	Central	
Dining Room:	15.04X16.06	M	Heat:	Gas forced	Porch: 64X12
Kitchen:	28.04X14.01	M	Sound System:	Yes	Shop: 64X83
Mudroom:	6X10	M	Refrigerator:	2	Shop 2: 50X80
Butler Pantry:	12X13.08	M	Dishwasher:	Yes	Garage: 3 Heated Car
Loft:	7.11X28.08	U	Disposal:		Garage Type: Attached
Master Rm:	9.10X13	M	Range:	Gas	Garage Opener: Yes- 3
Bedroom 2:	14.11X16	U	Range Hood:	Yes	Roof: New 2020
Bedroom 3:	11.39 x 12.05	U	Oven:	3 ovens	Exterior: Vinyl
TV Room.:	14.03X14.08	M	Microwave:	Yes	UGS: Yes
Master Closet	7.05X8.08	M	Carpeting:	Yes	
Master Bath :	9.10X13	M	Curtains:	Yes	
Bath 2:	6.09X7	M	Washer:	No	
Bath 3	5.03X7.03	U	Dryer:	No	
Utilities room	26X14	L	Smoke Det.	Yes	
:			Water Heater:	Yes 2018	Lot Size: 50 acres +/-
:			Water Softener:	Yes	Zoning: Ag

Remarks:	<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>				
Owner:	Kraus Family Listed 08/03/2021				
Occupied:	Yes	Agents #'s	Tena 308-289-5232	Danette	308-289-4597
Key:	LB	Listing Agents:	Tena Most	Danette Hansmeier	

