

**Pro-Link Realty**  
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Prepared by:  
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**Address:** 87217 590th St.  
Waterbury, NE 68785

**List Price:** \$168,000  
**Listing #:** 0902801

**Style:** Raised Ranch  
**Ownership:** Single Family

**Status/Cont:** Active/Exclusions  
**MLS Area:** Nebraska

**Total Bdrms:** 3  
**Total Baths:** 3

3 bedrooms, 3 bath, 2 fireplace, home on 8.66 acres with a 40x72 out-building. Horse ready.

**Comments:** 3 bedrooms, 3 bath, 2 fireplace, home on 8.66 acres. Horse ready with corral, 2 hydrants, 40x72 outbuilding with 2 horse stalls, tac room, and loft. House was remodeled in 1999, 2 family rooms, and oversized double no freeze garage.

**Residence Information**

**Amenities**

Yr Built: <b>1960</b>	Basement: <b>Finished</b>
Occupant: <b>Owner</b>	Walk-Out: <b>Yes</b>
Roof: <b>Shingle</b>	AC Type: <b>Central</b>
Exterior: <b>Vinyl</b>	Heat Type: <b>Forced Air</b>
Trim Type: <b>Painted</b>	Water Softener: <b>Included</b>
SqFt, Abv Grd: <b>1032</b>	Garage Type: <b>Attached</b>
SqFt, Main: <b>1032</b>	Garage Stalls: <b>2</b>
SqFt, Blw Grd: <b>1032</b>	Garage SF: <b>600</b>
Total SqFt: <b>2064</b>	Driveway: <b>Concrete</b>
Fireplaces: <b>2</b>	Avg. Utilities:
Fireplace Fuel: <b>Wood</b>	Assc Fee:

**Above ground pool, Brick Accent, Deck, Eat-In Kitchen, Fenced Yard, Fireplace, Foyer, Garage Door Opener, Garden , Oversized garage, Patio, Smoke Detector, Walk-Out, Wet Bar**

Included: **Stove, Refrigerator, Dishwasher**  
Not Included:

**Rooms**

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Basement	Kitchen	15x14	Snackbar, Pergo, pantry
Basement	Full Bath	7x7	
Main Floor	Full Bath	9x6	
Main Floor	Full Bath	7x5	Master bedroom bath, Jucuzzi
Main Floor	Master Bedroom	15x14	Double closet, 2nd closet, Master bath
Main Floor	Bedroom	10x10	
Main Floor	Bedroom	10x10	
Basement	Family Room	25x25	Electric fireplace, plumbed for gas too
Main Floor	Family Room	21x15	Woodburning Fireplace, walk out to deck

*These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.*

**Property Information**

**Property Features**

Acres: **8.66**  
 Lot Size: **8.66 Acres**  
 Frontage Ft:  
 Depth Ft:  
  
 Elem Sch: **Allen**  
 Mdl/JH School: **Allen**  
 High: **Allen**  
  
 Region: **Surrounding Areas/Other Areas**  
 S-T-R: **--**  
  
 Possession: **6-1**  
 Terms: **Cash to seller**  
  
 Abstract Loc: **Other**  
 Assessed Value:

Total Taxes: **1767**  
 Tax Class:  
 Tax Year:  
 Assmts:  
  
 Water Type: **Central Well**  
 Sewer Type: **Septic**  
 Fuel Type: **Propane**  
  
 Flood: **Not Required**  
 Zoning:  
  
 Plat:  
 Parcel: **2110.02**  
  
 Latitude:  
 Longitude:

**Fenced Yard, Horses Permitted,  
 Landscaping, Trees**

Legal Desc: **Tax Lot 16 Section 20 29 16 8.66 A**

**Pictures**

