



Lodgepole Nebraska

Investment Property



412, 423, & 431 Sheldon St

\$60,000

A 1930 farmhouse on 12 town lots for 42,000 square feet of property including a small Quonset type shed and a detached 1-car garage. The house is 901 sq. ft. with 1 bedroom + 2 non-conforming bedrooms and 2 bathrooms, a finished basement of 829 sf w/laundry. Wood and tile flooring throughout the home. Considerable cabinet space in the eat-in kitchen and cooking pantry, including a custom plywood kitchen countertop. Gas range included.

2017 Taxes: \$39.60-Parcel 1; \$519.30-Parcel 2; \$26.38-Parcel 3; \$52.78-Parcel 4

Legal: Parcel 1: Lots 7-8-9 AKA Sheldon Street; Parcel 2: Lots 10-11-12, AKA 412 Sheldon St; Parcel 3: Lots 13 & 14 AKA 423 Sheldon St; Parcel 4: Lots 15-16-17-18, AKA 431 Sheldon St – All in Block 16, Nash Addition to Lodgepole, Cheyenne County, Nebraska.

Land: Parcel 1 – 10,500 sf; Parcel 2 – 10,500 sf; Parcel 3 – 7,000 sf; Parcel 4 – 14,000 sf.

FOR PERSONAL SHOWING CALL

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