



A
Country Property
Two houses on two acreages



26237 County Road 65
\$450,000



26235 County Road 65
\$275,000



Parcel 1: 26235 CR 65, Holyoke CO 7.79 acres with brick residence, \$450,000. 2 bedrooms + 3 non-conforming bedrooms, 3 baths, great room, family room, and dining room. 3-car detached garage.

Parcel 2: 26237 CR 65, Holyoke CO 50.21 acres with manufactured residence, \$275,000. 5 bedrooms + 1 non-conforming bedroom, 3 baths, attached 2-car garage, recreation room

Full Property Option \$725,000 58.00 acres, two houses, 11 bedrooms, 6 baths, 5 garage spaces.



FOR PERSONAL SHOWING CALL
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The brick main house of 2,078 sq. ft. with great room (above left), living room (below), family room, 2 main level bedrooms, office, laundry, 2 baths and kitchen. The finished basement includes 3 non-conforming bedrooms, rec room and bathroom. Fireplaces in great room and family room. The kitchen (above right) includes refrigerator, dishwasher, wall oven, cooktop range, dining area, wood floors.





Parcel 1 – North parcel 7.89 acres, brick Ranch style house. 4,200sf Quonset, additional 975sf house, shed, detached 3-car garage, other outbuildings.

Parcel 2 – South parcel 50.21 acres, manufactured home built in 2000. Livestock pens and barns. Small bin site, large metal pole building.

Directions: North from US Highway 6 on State Line Road (CO County Road 65/NE Road 310) approximately 2 miles to southeast corner of property at intersection of CR 26 and CR 65.

West from Venango NE, approximately ¼ mile on Colorado Highway 23 then south on State Line Road (Nebraska Road 310/Colorado CR 65) approximately 9.5 miles to north corner of property.

From Holyoke CO, drive east on US Highway 6 approximately 13 miles to State Line, then north on CR 65/Road 310 about 2 miles to south boundary of Parcel 2.