

# Land For Sale

**ACREAGE:**

**5.47 Acres, m/l**

**LOCATION:**

**Sarpy County, NE**



## **Property** *Key Features*

- 1.3 Miles Southeast of Springfield (Within City Limits)
- Berm House built in 1995
- Beautiful Scenic Setting

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<b>Total Finished SF:</b>	<b>1,282</b>
<b>No. of Bedrooms:</b>	<b>2</b>
<b>No. of Bathrooms</b>	<b>2</b>
<b>ADDRESS:</b>	
<b>17101 S 132nd St</b>	
<b>Springfield NE 68059</b>	

## Property Information

**5.47 Acres, m/l**

### Location

East side of South 132nd Street, 1.3 miles south of Main Street in Springfield, Nebraska.

### Legal Description

Lot 2 Cockerill Addition Replat I Part SW 1/4 of Section 30, Township 13 North, Range 12 East (Platford-Springfield I Township), Sarpy County, Nebraska

### Price & Terms

- \$290,000.00
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Upon closing.

### Real Estate Tax

2018 Net Taxes Payable 2019: \$2,494.74

### Land Description

Level to rolling

### Drainage

Natural, terrace

### Water & Well Information

Well and Septic located on property. Hydrant located east of house.

### Buildings/Improvements

1-Story Berm house built in 1995 with 2 BR/2BA and 1,282 finished square feet (as per the Sarpy Co. Assessor's Office - all measurements are approximate), Two-car attached garage and a separate two-car detached garage with garage door openers.

House is on a concrete slab with covered porch on the east side and has been extensively upgraded:

- New roof and siding installed in 2018
- Bay window installed in 2017
- Newer kitchen appliances consisting of refrigerator, range and microwave
- Four newer ceiling fans

### Comments

Scenic acreage with opportunity for additional expansion.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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Front of House/Attached Garage



Back of House



Armstrong Air Unit



Detached 2-Car Garage



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Kitchen/Living/Dining Room Area



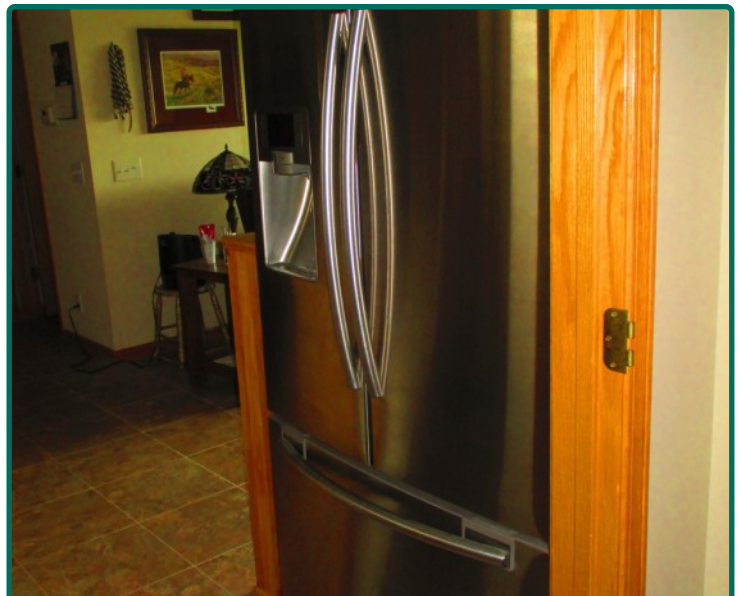
Gas Fireplace - Left Corner



Kitchen



Refrigerator



Master Bedroom



2nd Bedroom/Office



Closet - 2nd Bedroom



Laundry Area



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Full Bath



2nd Bathroom/Shower



Mature Trees



Scenic View from House



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