

# HOME FOR SALE



*401 Main Street, Thedford*  
THOMAS COUNTY, NEBRASKA

## *Thedford's Hidden Gem*

Cozy family home with unique wood features throughout.  
Excellent location, within walking distance  
to local amenities.



*Bonnie Downing, ARA*

### **LISTING AGENT:**

**BONNIE DOWNING, ARA**

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See Full  
Listing Online



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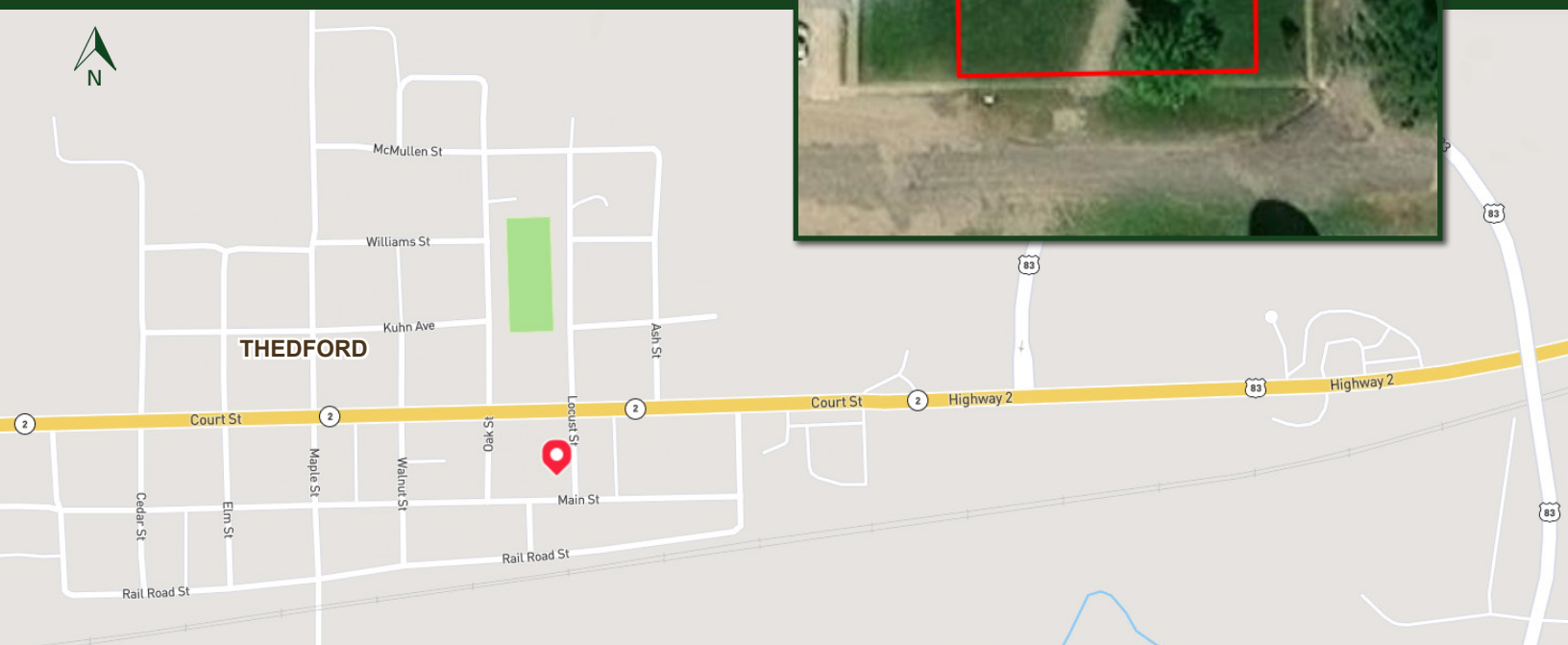
## PROPERTY INFORMATION

<b>LEGAL DESCRIPTION:</b>	All of lots 5-6-7-8-9-10; Block 3; Original Town of Thedford in Thomas County, Nebraska.
<b>ADDRESS:</b>	401 Main Street Thedford, NE 69166
<b>LOT SIZE &amp; TAXES:</b>	Assessor reports 17,250 sq. ft. \$1,966.72   2023 Real Estate Taxes payable in 2024
<b>PRICE:</b>	<b>\$299,000</b>

### DIRECTIONS:

Located on the corner of Main and Locust Streets, this property offers easy access to both downtown Thedford and Thedford Public Schools, all within a short walking distance.

### AERIAL MAP



## PROPERTY INFORMATION



# Home Property Details

### BEDROOMS

3 bedrooms main level  
2 non-conforming bedrooms basement

### BATHROOMS

2 bathrooms main level  
1 bathroom in basement

### SQUARE FOOTAGE

Assessor reports main level is 1,908 sq. ft. with an additional 1,616 sq. ft. partially finished basement.

### YEAR BUILT

1955

### GARAGE

2 car attached - 484 sq. ft.  
1.5 car detached - 480 sq. ft. with woodburning heat

### NEW ROOF in 2019!

- Central Air
- Lots of Storage/ Closet Space
- Many Rooms Newly Remodeled!
- Bristol windows added in 2016
- Recent update to propane tank
- Custom window treatments, included
- Woodburning Fireplace on both levels
- Circle drive



**2 Car, attached**



**1.5 Car, detached**



*Nice Kitchen w/ Appliances*

Newly Remodeled in 2018 with soft-close cupboards and drawers.

\* Stainless appliances included.



Main Level Bedroom 2



Laundry Area/Mudroom



Woodburning Fireplace



**Main floor bathrooms are newly remodeled with walk-in Onyx showers. One bath is handicap accessible.**



**Dining/Living Room**



**Breakfast Nook**



**Main Level Bedroom 1**



**Main Level Bedroom 3**



## *Basement Living Space*

Beautiful wood features throughout entire home. Downstairs bar area & wood burning fireplace.



## *Landscaping*

Large, well maintained yard with underground sprinklers.  
Beautiful, mature landscaping with chain link fence in backyard.



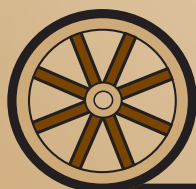


*Enjoy Rural Living in  
Thedford, NE*



**More Home Pictures  
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*Showing by Appointment Only!*



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