

# HOME FOR SALE

**PRICE REDUCED!**



Virtual Tour  
Available Online!



## South Bertrand Acreage

4 ± ACRES | PHELPS COUNTY, NEBRASKA

### Small Lifestyle Acreage

Offers endless opportunities for hobbies and outdoor living. Its location offers the perfect blend of rural privacy and accessibility, situated near Holdrege and Kearney, NE.

#### LISTING AGENTS:



Dan Muirhead



Faith Correll

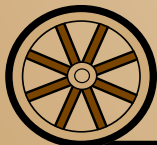
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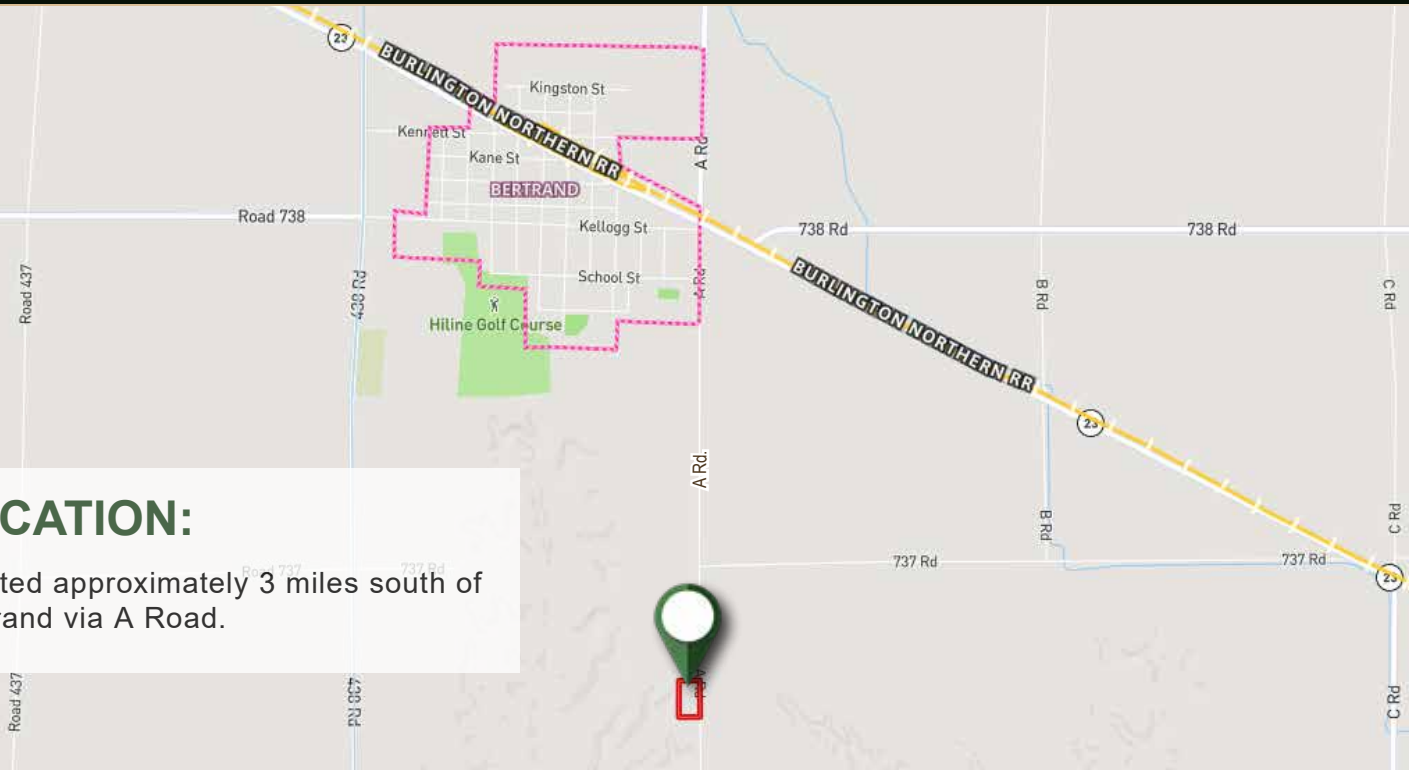
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## PROPERTY INFORMATION



### LOCATION:

Located approximately 3 miles south of Bertrand via A Road.

**LEGAL DESCRIPTION:** PT. NE¼ 7-6-20 UNION, West of the 6th P.M. in Phelps County, Nebraska.

**ADDRESS:** 73647 A Rd.  
Bertrand, NE 68927

**TAXES & ACRES:** 4.155 Tax-Assessed Acres  
2023 Real Estate Taxes due in 2024: \$4,406.22

**HOUSE INFORMATION:**

- Split-level home, built in 1978. Assessor reports 2,584 sq. ft. with 840 sq. ft. basement area.
- 1 Bedroom/2 Bathroom upstairs; 2 Bonus Rooms/1 Bathroom downstairs.
- Refrigerator, stove, dishwasher, microwave, and Generac generator included.
- 528 sq. ft. attached 2-car garage, with separate attached office area.

**OUTBUILDING INFORMATION:**

- 2,700 sq. ft. Cleary insulated and heated shop building with concrete floor, electric, water, & office.
- 2,024 sq. ft. freestall rustic barn.
- Numerous small sheds/lean-to buildings.

**OTHER INFORMATION:** Propane tanks are leased and do not sell with the property.

**PRICE REDUCED!**

**PRICE:** ~~\$495,000~~ **\$475,000**



## PROPERTY IMAGES

Virtual Tour  
Available Online!



Showing by Appointment Only!



# 73647 A Road, Bertrand



*Spacious, Split-level Home*  
with attached 2-car garage, shop, & barn.







**SHOP BUILDING**

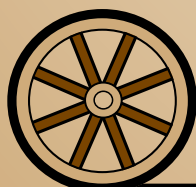
2,700 sq. ft. Cleary "Mechanics Dream" shop building. Insulated & heated with concrete floor, water, electric & office.

*Small acreage, with well-established tree's.*



**RUSTIC BARN**

2,024 sq. ft. freestall wood barn.



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