

RURAL GURLEY HOME & ACREAGE



4819 RD 125, GURLEY, NEBRASKA

LOCATION: 4819 Rd. 125, Gurley, NE. From Gurley, Go East on Rd. 46 for 5.6 Miles. Turn North onto Rd. 125 for 1.2 Miles. (6.8 Miles East of Gulrey)

Secluded with trees in the countryside is this large home with plenty of outbuildings on 13.7 acres, more or less. This 3,070 sq. ft. home is spacious with potential for so many things. With a large kitchen and several living spaces, you could have room for extended family or totally separate living quarters! The galley-type kitchen has a large table area skirted by a separate laundry room and half bath. There is a formal dining room, a music parlor, living room and den. The north side of the home has a separate commercial "beauty shop" with it's own entrance, a long exercise room (could be two bedrooms), 2 full baths, and a large bedroom. There is a big bedroom, a sitting room, and a nice storage area on the upper floor, as well as a basement with 2 non-conforming bedrooms and a shower. This home goes on and on with so many possibilities. Outbuildings include an 18' x 30' open front Morton steel building with a corral and several acres of grass to the South. A 24' x 35' detached garage has a 22' x 11' workroom in the north end. The Quonset is 2400 sq. ft. along with a 1,458 sq. ft. farm utility shed with an additional area that is insulated and finished as a processing room with kitchen facilities and a half bath. Other buildings include a nice chicken house and old concrete garage. This property has so much to offer just a few miles from the highway. The large established trees and nice yard create comfortable enjoyment.



- **13.7 +/- Acres**
- **3,070 Sq. Ft. Home**
- **Open Front Steel Morton Building**
- **Corral & Several Grass Acres**
- **24' x 35' Detached Garage**
- **2,400 Sq. Ft. Quonset**
- **1,458 Sq. Ft. Farm Utility Shed**
- **Chicken House**
- **Concrete Garage**
- **Great Protection with Trees**

ASKING PRICE - \$375,000.00

KRAUPIE'S
REAL ESTATE & AUCTIONEERS
farmauction.net
915 Main St • PO Box 100 • Bridgeport, NE 69336

NOTE: This information was obtained from sources deemed to be reliable but is Not Guaranteed. Interested parties should and are expected to conduct their own analysis. All Agents representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents.

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308-262-1150

RURAL GURLEY HOME & ACREAGE

3,070 Sq. Ft. Home:

- Kitchen/Dining 11'9" x 17'5"
- Kitchen 12'8" x 9'4"
- Formal Dining Room 18'2" x 13'4"
- Sitting Room with Wood Floor 12'5" x 12'
- West Living Room 23' x 12'2"
- West Den with Gas Stove 19'2" x 11'7"
-Possible Bedroom
- Large Bedroom 23'x4" x 10'6" with 3 Small Closets
- Bedroom 12' x 15'6" with Walk-in Closet
- Full Bath with Tub & Shower
- Bedroom 12'8" x 11'3" with Large Closet
- Beauty Shop 20' x 12'6"
-Possible Bedroom with Outside door
- Utility Room 7.5" x 9.5"
-½ Bath off Utility Room
- Full Bath with Tub & Shower

Upstairs

- Sitting Room 18'2" x 10'1"
- Furnace Room 9'3" x 15'6"
-Carrier Gas Forced Air
- Attic Storage 17' x 11'10"
- Bedrooms 12'8" x 11'3" with walk-in Closet

Basement

- Main Room 30'6" Long by 10'
- Non-Conforming Bedroom 15' x 10'8"
- 2nd Bedroom 15' x 10'8"
- Ecowater Water Softener
- Rheem 40 Gallon Gas Water Heater
- Free Standing Shower & Sink
- Frigidaire Forced Air Furnace

13.7 Acres

- Detached 2 - Car Garage 24'x 35'
- 22' x 11'3" Work Room on North End Root Cellar
- Quonset 2,400 Sq. Ft.
- Open Front Morton Shed with Livestock Corral
- Old Cement Shed
- Barn with Add-On
- Chicken House 28' x 14', Steel Building with Nests & Roosts
- 500 Gal. Propane Tank
- 200 +/- Gal. Propane Tank

Legal: Lot 1 Ahlm Subdivision in SW1/4 Sec. 20, Twp 16N, Range 48 west of the 6th P.M., Cheyenne Co. NE

Taxes: \$1,920.00



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