

FOR SALE



55072 HWY 12, Crofton, NE 68730

List Price: \$695,000
Lot Size: 3.73 acres
Total Sq. Ft.: 162,478 sq. ft.
Main Floor: 1,485 sq. ft.
Second Floor: N/A
Basement: 1,473 sq. ft.
2025 Taxes: \$2,077.60

Style: 1 Story
Garages: 2 car Attached
Bedrooms: 5
Baths: 3 & 1/2
Possession: On Closing
Assessor ID#: 03799
Sale ID#:

Specifications / Legal

Air Conditioning: Central
Association Dues: N/A
Avg. Electric Bill/Mo:
Avg. Gas Bill/Mo: N/A
Decks/Porch:
Drive Type: Concrete
Easements: Utilities
Electrical Service: CKPPD
Fireplaces: None
Flood Plain: No

Foundation: Poured Concrete
Garage Openers: 2
Garbage Disposal: No
Heat Fuel: Electric/Wood
Heat Pump: Yes
Laundry Room: Main Floor
Propane Tank: Rented
Satellite Dish:
Sewer: Septic system

Shingles: Composition
Siding: Vinyl
Smoke Alarm: Yes
CO2 Detectors: None
Sprinklers: None
Trash Service: Private
Water: Rural water
Water Heater: Electric
Water Softener: Yes
Zoning: Agricultural

Amenities

7 miles to Lewis & Clark Lake

Mature Landscaping

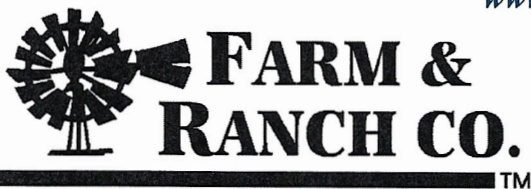
Next to hard surfaced road

40'X52' Shouse (2021)

Great private & public schools

10 KW Generator

www.farmandranchcompany.com



TM

PROFESSIONAL VALUES, REAL ESTATE SOLUTIONS

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Hartington, NE 68739

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Tim Kuchta, Broker

Certified General Appraiser

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800-866-LAND (5263)

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Farm & Ranch Co. and its associates are representing the Seller as Seller's agents.