

# HOME FOR SALE

808 5<sup>th</sup> STREET, HUMBOLDT, NEBRASKA 68376



**PRICED AT \$157,500**

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**Updated, Move-In Ready Ranch with Wood Floors & Modern Upgrades in Humboldt, NE!** Welcome to this well-maintained ranch-style home in the heart of Humboldt, Nebraska. This 3-bedroom, 1-bath, 3-half bath home offers 1,722 square feet of comfortable, single-level living. Built in 1945, it is in very good condition. This move-in ready home blends classic charm with the modern updates today's buyers want. All of this comes in a quiet, small-town setting.

Inside, you'll find beautiful wood floors that add warmth and character. The kitchen features newer stainless-steel appliances. A newer HVAC system ensures efficient year-round comfort. A quality washer and dryer are also included for added convenience.

The partially finished basement features a large family room with a fireplace. You can use this space as an additional living area or as a huge 4th non-standard bedroom.

Artisan polymer stone siding now upgrades the front of the house, enhancing both curb appeal and durability. The home stands on a solid concrete foundation and features a composition shingle roof.

Step outside to a detached 2-car garage —perfect for storage, a workshop, or a hobby space.

Located at 808 5TH ST HUMBOLDT, NE 68376, this property offers small-town living at its best: a strong sense of community, lower cost of living, and a relaxed pace. Larger towns are still within driving distance.

This one-story home features tasteful updates and is move-in-ready. It's ideal for first-time buyers, investors, or anyone seeking an affordable small-city home with upside potential.

**Additional Bonus:** The NioCorp critical minerals project is now open, just a few miles away. This will increase local housing demand, making this property attractive for rental income, workforce housing, or long-term investment.

Schedule your private showing today—a home like this in Humboldt won't last long!



**LISTING AGENT**

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