CABIN FOR SALE

POLK COUNTY, NE

#40 SANDY RIDGE ROAD

PRICED AT $89,500

OWNERS: RICHARD KROTZ

LEGAL DESCRIPTION: Structure on Lot 40, Block A, Duncan Lakes in the NE
¼ Sec. 13-16-2 Polk County, NE

GENERAL DESCRIPTION: This cabin has a lot to offer including three bedrooms a large bath and a kitchen that has new cupboards, appliances include two refrigerator/freezers, electric range microwave, newer 3-D TV with 3-D glasses. All of the existing furniture sells with the home including the sofas and beds!
In the back-yard there is a level patio, and all the patio furniture and grill stay with the home.
There are steps that go down to the water with a dock and shore station. There is a lot of open water on lake side and rumor has it the largest large mouth bass at the lake lives under the dock!
The side-by-side Polaris 500 and all the tools sell with the property. There are thousands of dollars of tools and accessories also selling.
There is an SID at Duncan Lakes, the payments on this SID are approximately $850 a year and are billed annually on your tax statement the lot rent is approximately $1,100 per year and will be renewed at closing.
The cabin was in the middle of a remodel when the owner experienced Health problems and can no longer work. It will have to be finished

2016 TAXES: $1,785.40

Please make plans to own this beautiful vacation spot!!

LISTING AGENT

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