

LISTED AT  
**\$329,000**



## ACREAGE

50967 STATE HIGHWAY 45 NEWMAN GROVE, NEBRASKA

## PROPERTY FEATURES

- BEDROOMS: 4
- BATHROOMS: 3
- SQ FEET: 2,800 ABOVE GROUND

Beautiful brick 4 bedroom, 3 bath, 2 story home on 5± acres overlooking the Shell Creek Valley. This home's main floor has a big master bedroom, a great kitchen with lots of oak cabinets open to a big dinette area. A living room with a fireplace, a formal dining room now serving as an office space, a big great room/sunroom, remodeled bath, and a good-sized laundry room. The second level has 2 big matching bedrooms with walk-in closets at opposite ends of the house and a somewhat smaller bedroom between them, a remodeled bathroom, and a storage area. The basement has a family room with a fireplace, a game room with a full-sized pool table that stays, a non-conforming bedroom, a remodeled bath, an unfinished kitchen area, a mechanical/furnace room, and a protective storm shelter room also used to store canned garden items. This home has a wooden deck off the dinette, an attached 2 car garage, and a near new detached garage to park your ATV, Golf Cart, mowers, and or other items. This 5 acres has lots of mature trees to the north and west for protection from the winter winds and is open to the south and east so you can enjoy the view up and down the valley. This home is located far enough off the Hwy for quiet/private living while accessing the new Hwy is just a couple of minutes. This acreage is a rare opportunity to buy a great home in a great location!



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