



MODERN COUNTRY LIVING

BEAUTIFUL HOME WITH ENDLESS VIEWS!

6.48 +/- ACRES | TRACT 10 | FURNAS COUNTY, NE



Discover the perfect blend of comfort and country living in this expansive ranch-style home, ideally situated within the esteemed Southern Valley School District. This single-family residence offers 4 bedrooms and 3 bathrooms, thoughtfully designed to accommodate both relaxation and entertainment. Embrace the tranquility and charm of country living without sacrificing modern conveniences. This property offers a unique opportunity to enjoy a spacious, well-equipped home in a beautiful natural setting.



ESTIMATED PROPERTY TAXES - \$4,574.00

PROPERTY ADDRESS

43169 Road 706, Beaver City, NE 68926



Generous Living Space: With 3,062 sq. ft. of well-appointed living area, this home provides ample room for family gatherings and personal retreats.





HOME FEATURES

- **Bedrooms & Bathrooms:** Four spacious bedrooms and three bathrooms ensure comfort and privacy for all family members.
- **Partially Finished Basement:** The partially finished basement offers versatile space, perfect for a recreation room, home office, or additional storage.
- **Climate Control:** Equipped with a heat pump, maintaining a comfortable indoor environment year-round is effortless. The furnace and water heater are fueled by propane.
- **Square Footage:** 2,070+/- sq. ft. basement below grade / subterranean with 930+/- sq. ft. finished. 2,132+/- sq. ft. above grade finished.
- **Other Amenities:** The house includes a central vacuum system and is connected to a septic system.





OUTDOOR AMENITIES

- **Two-Car Garage:** Provides convenient and secure parking with ample storage space.
- **30' x 60' Outbuilding:** This substantial outbuilding is ideal for a workshop, additional storage, or hobby space.
- **Mature Shade Trees:** Enhance the property's beauty and offer cool, shaded areas for outdoor enjoyment.
- **Abundant Wildlife:** Nature enthusiasts will appreciate the frequent visits from local wildlife, adding to the serene country atmosphere.
- **Scenic Views:** Experience stunning sunrises and sunsets from the comfort of your home, with picturesque landscapes stretching as far as the eye can see.

LOCATION HIGHLIGHTS

- Families will benefit from being near the highly regarded Southern Valley Schools, known for their commitment to academic excellence and comprehensive extracurricular programs.



