



**FOR SALE**

**2676 N PARK RD SUTHERLAND, NE 69165**

# RESIDENTIAL ACREAGE

**3.06 +/- ACRES | SUTHERLAND, NE**

 **2 BEDROOM**       **2 BATHROOM**

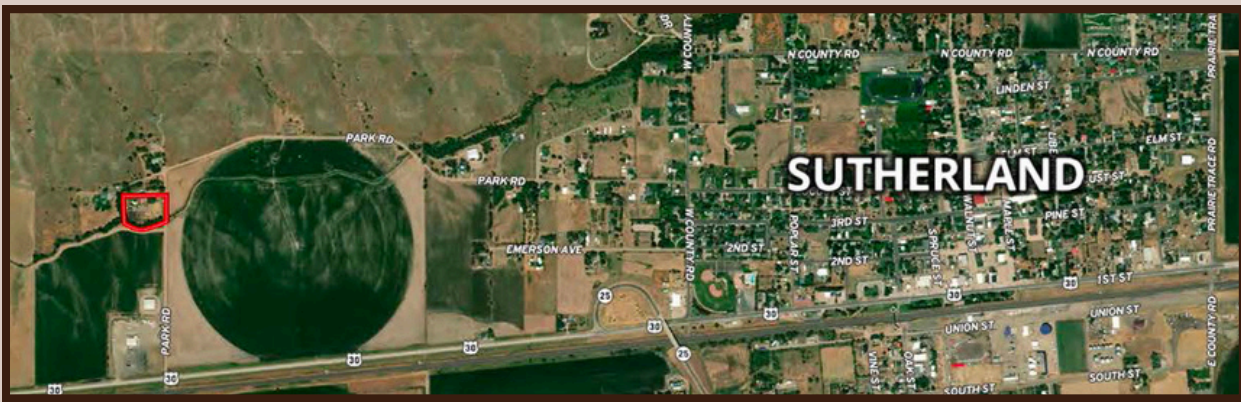
 **792 SQ. FT. MAIN FLOOR  
+ FULL BASEMENT**

 **40' X 50' METAL SHOP**

**OFFERED AT: \$315,000**

This is a perfect homestead located just minutes outside of Sutherland! This gorgeous 2-bedroom, 2-bathroom home, built in 2014, boasts all the updates you could dream of on just over 3 acres of land. From the vaulted ceilings in the main living area, to the stainless-steel appliances (that will remain with the home) and beautiful cabinetry, this home will take your breath away. The fully finished, walk-out basement is complete with office area, laundry space and patio area. Outside, there is a newly constructed 40' x 50' metal shop with a concrete floor, 3 full sized roll-up bay doors and plenty of storage and workspace. The property has a large outdoor dog kennel, abundantly sized garden and beautiful, well-established trees lining the driveway. This property is stunning and will not be on the market for long!

**Legal Description:** Part of NE ¼ Section 25, T14N, R34W, Lincoln County, NE      **Property Taxes:** \$1,957.60

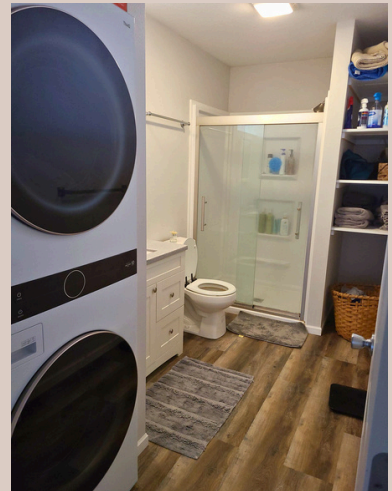


**Property Directions:** From Sutherland, go west on US-30 for 1.6 miles until you reach N Park RD, then turn north. Go approximately 0.3 miles and the property will be on the west side of the road.

## **ALYSON WEATHERS**

FARM & RANCH SPECIALIST     [AGWESTLAND.COM](http://AGWESTLAND.COM)  
 WELLFLEET, NEBRASKA       (405) 564-3571  
[ALYSON.WEATHERS@AGWESTLAND.COM](mailto:ALYSON.WEATHERS@AGWESTLAND.COM)





The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.

