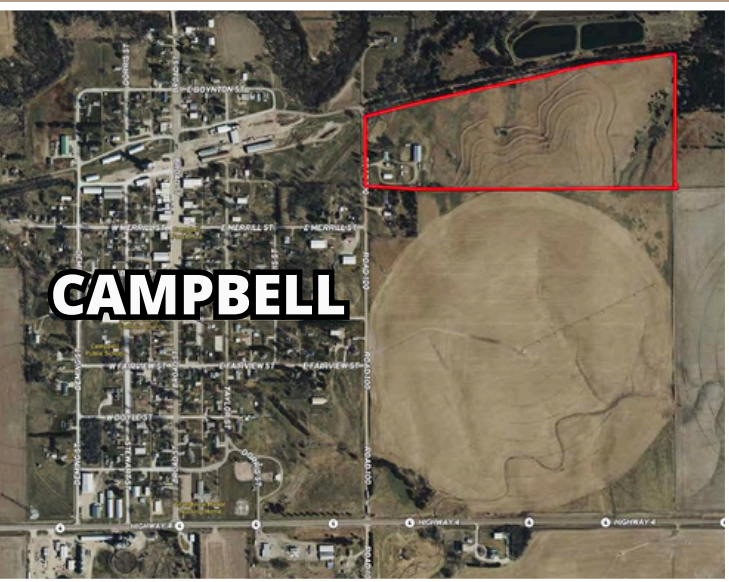




Residential Acreage

2152 Road 100, Campbell, NE 68932



**46+/- Acres of Grassland
3 Bed, 2.5 Bath Home
Webster County, NE**

OFFERED AT: \$550,000

ABOUT THIS PROPERTY:

This property features an ADA-compliant house with a wheelchair elevator. The main floor includes one bedroom, a kitchen, and 1.5 baths, while the basement has a bathroom with a large roll-in shower, a family room, and two bonus rooms. The house boasts dual fireplaces and includes a two-car garage, three front sheds with pens, and a large storage building. Additionally, there is a heated indoor arena with a machine shed, tack rooms, four stalls, and accessible water and electricity at each pen, all on approximately 46 acres of well-fenced grassland.

PROPERTY DIRECTIONS:

The property is located on Road 100 on the East edge of Campbell, NE and ½ mile North on the east side of the road.



JOEL GRAMS

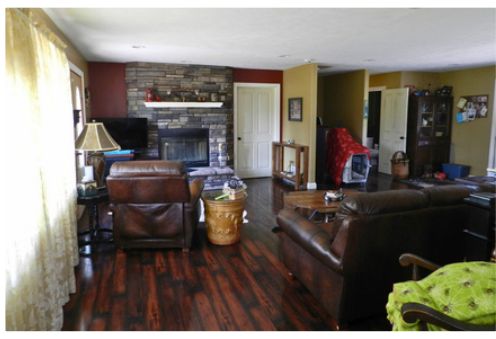
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LEGAL DESCRIPTION: Lots 6-7-8 in NW ¼ of Section 19, Township 4 North, Range 12 West

PROPERTY TAXES: \$2,090.94

TOTAL ACRES (per assessor): 46.68+/-

- Grassland Acres: 42.00+/-

HOUSE FEATURES

- 1,400 sq. ft. main floor
- 1,400 sq. ft. basement
- ADA compliant with wheel chair elevator and wheel chair accessible shower
- 2 Look-Through Fireplaces

OUTDOOR FEATURES

- 2-Car Detached Garage
- 3 Open-Front Sheds with Panel Fencing
- Large Storage Building (used for hay storage)
- Large Machine Shed (used as an indoor arena) with heat, stalls, and tack rooms
- 1 Stock Well
- 5 Hydrants with Electrical Outlets
- Smooth Wire Fence in excellent condition



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