



**2121 East Hwy 30
Paxton, NE 69155
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Kyle Schow, Broker**



INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED – VISIT OUR WEB PAGE – WWW.SCHOWREALTY.COM

ADDRESS:		76955 Road 351 – Paxton, NE 69155				\$1,200,000	
LEGAL:		West ½ of 25-12-35, 314.12 acres, Perkins County, Nebraska				LOT SIZE: 314.13 acres	
BEDROOMS:		3 plus	BATHS:	2 ½	STYLE:	Ranch	AGE: 1954
SQ. FT.:		3,231	MAIN:	UPPER:	LOWER:		
LIVING ROOM:		19ft 10in x 20ft 4in	A/C	(2) Central Air Units	% FINISHED BASEMENT	25%	
DINING ROOM:		11ft x 20ft	HEAT	(2) Forced Air Propane	ROOF	Asphalt Shingles – 2012	
KITCHEN:		9ft x 22ft remodeled 2012	FIREPLACE	Yes	EXTERIOR	Brick & steel siding	
FAMILY ROOM:		22ft 9in x 26ft 1in 2010	REFRIGERATOR	Yes	UNDERGROUND SPRINKLERS	None	
BEDROOM:		Master 14ft 4in x 14ft 4in	DISHWASHER	Yes	OPEN PATIO	No	
BEDROOM:		West 13ft 4in x 14ft 7in	GARBAGE DISPOSAL	Yes	PORCH	Yes	
BEDROOM:		South 9ft 8in x 12ft	RANGE	Yes	DECK	South and West Sides	
FITNESS:		11ft 9in x 14ft 10in	OVEN	Yes	WINDOWS	Most replaced within 10 yrs.	
BAR AREA		8ft 5in x 8ft 5in	WATER SOFTENER	No	DOORS	Storm	
BATH:		Master (east) 5 piece (2014)	RANGE HOOD	Yes	GARAGE OPENER	Yes – 3	
BATH:		West 3 piece	CARPET	Yes	TAXES	2023 - \$7,284.16	
BATH:		Toilet & sink in utility room	WINDOW TREATMENTS	Yes	ZONING		
BASEMENT:		13ft x 38ft	SMOKE DETECTOR	Yes	AVG UTILITIES	Electricity: \$206.32/month	
GARAGE:		3 car attached, insulated.	WATER HEATER	50 gal elec & 50 gal propane		Propane: \$170/month	
UTILITY:		9ft 8in x 11ft 9in					
REMARKS: Over 3000 sq feet of living space! 3 main floor bedrooms, possible 4 th in basement. Inviting family room with fireplace and access to large deck on shaded east side house. 2 nd deck to the south off of cozy living room w/breakfast nook and wet bar area with frig. Updated open kitchen/dining area with unique rustic décor and sliding corrugated tin window blinds. Updates to this very nice acreage: <u>2005</u> : Pumped septic and added to the drain field. <u>2007</u> : Remodeled west bathroom and added egress window to basement. <u>2008</u> : installed 3 Ritchie livestock fountains and put steel roofs on granary, barn & brooder house/storage shed. <u>2009-2010</u> : Added 3 car insulated garage, family room (was original 2 car garage) utility room, fitness room & 2nd HVAC system. Custom wood flooring and ceramic tile in living room/breakfast nook. <u>2012</u> : asphalt shingle roof and steel siding on entire house. Remodeled kitchen & dining area including windows, west door, west bedroom windows, south sliding glass door and added both decks. <u>2014</u> : Remodeled master bathroom. <u>2018</u> : Replaced 1 1/2hp submersible pump. <u>2018</u> : 40 gal LP water heater (in basement). <u>2020</u> : 50 gal elec water heater. Broker owned. Co-listed with Fuller Realty, Tena Most 289-5232.							
DIRECTIONS:		From I-80 at Paxton: 3 miles south, ½ mile east, 4 miles south to Rd 771, 3 miles east to Rd 351, 1 ½ miles south, east side.					
EXCLUSIONS:					OWNER PHONE # (H):		
OWNER:		Kyle & Cheryl Schow			OWNER PHONE # (W):		
KEY #:		Lock box on the garage door. Key for the front door.			RENTER NAME:		
OCCUPIED:		<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	RENTER PHONE #:			
LIST DATE:		2/5/2024	EXPIRE DATE:	10/08/2024	LISTING AGENT:	Kyle Schow (308) 289-3772	

On the web at: www.schowrealty.com