

# FOR SALE • 3.81± ACRE ACREAGE

102 LOVERS LANE | ST EDWARD, NEBRASKA



PRICED AT **\$199,000**

## PROPERTY FEATURES

- **Bedrooms:** 3
- **Bathrooms:** 1 ½
- **2023 Taxes:** \$1,462.30
- **Legal:** A Tract of Land in part of the SE ¼ of Section 34, Township 19, Range 5, Boone County, NE, containing 3.81± acres.

Check out this acreage located on the northwest side of St. Edward, Nebraska. This property features a 3-bedroom home, outbuildings, and pens for horses or livestock to graze. The property borders Beaver Creek. The ranch style home was built in 1996 and features open floor plan with solid oak hard wood floors in the kitchen, dining room, and living room along with 3 bedrooms and 1 ½ baths. The main bath features a whirlpool tub, and the second bathroom has a walk-in shower. There is a wraparound wood deck perfect for grilling or relaxing. The home has a new gas furnace and central air conditioner installed in December 2023. Furnace, hot water heater and stove are gas. Appliances including stove, refrigerator, dishwasher, washer and dryer stay with the house. The house is on city water and has its own septic. The outbuildings have power and lights run to them. The property sits on 3.81 acres. This property is in a flood plain. Property is selling As-Is.

## LISTING AGENT



**ASHLEY KAISER**  
**308.750.1630**  
ashley.kaiser@bigironrealty.com

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