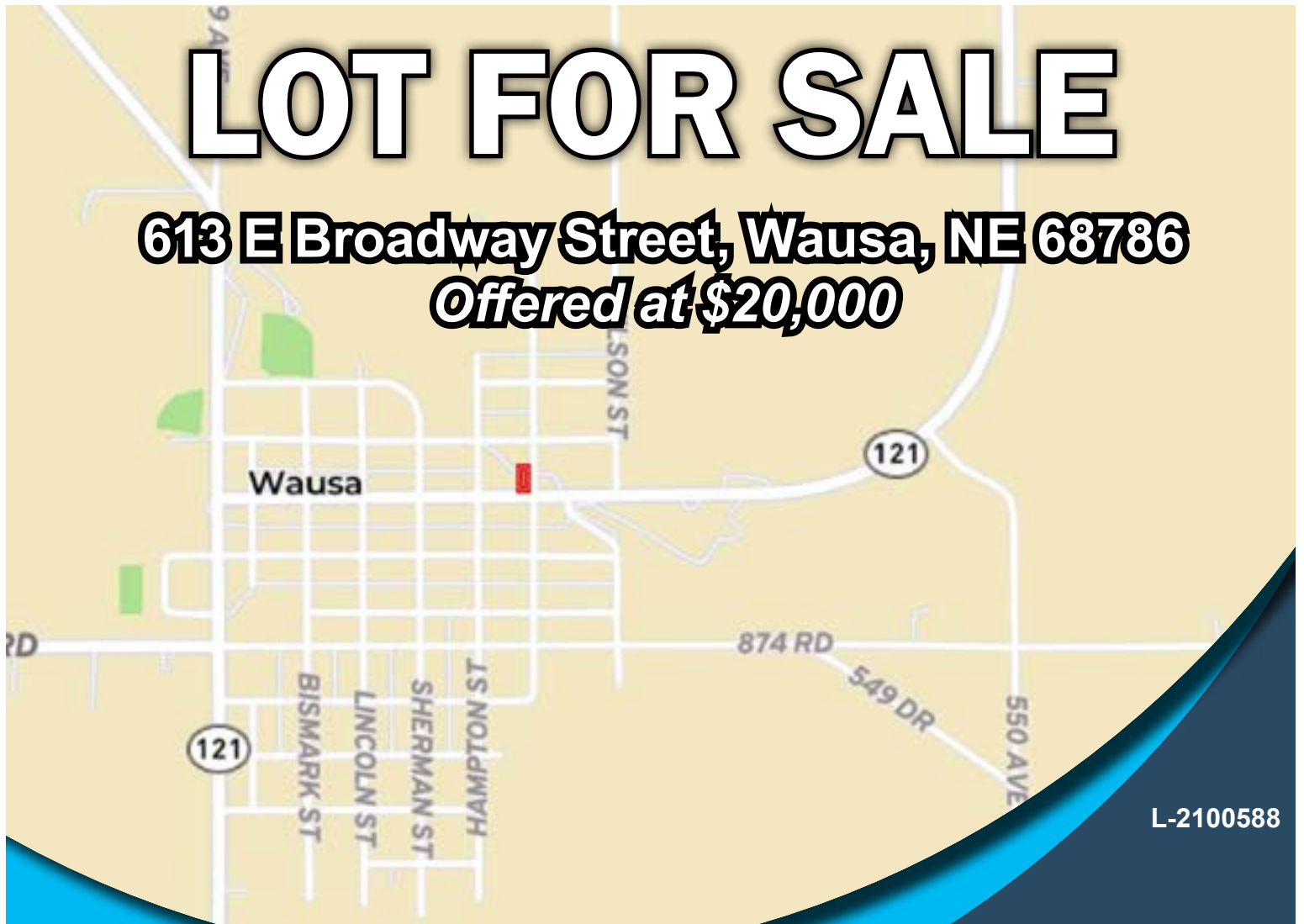


LOT FOR SALE

613 E Broadway Street, Wausa, NE 68786
Offered at \$20,000



L-2100588

Features:

- Unimproved lot with great opportunities
- Corner lot
- Prime location on main street



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For additional information, please contact:

Kendra Suhr, Real Estate Sales

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Property Information

Legal Description:

All of fractional Lots 17 and 18, in Block 9, of the Original Plat of Wausa; Knox County, Nebraska; and a tract of land in the Southwest Quarter (SW1/4) of Section 10, in Township 29 North, of Range 2 West of the 6th P.M., in Knox County, Nebraska, formerly a part of the right of way of Chicago, Saint Paul, Minnesota and Omaha Railway Company, described as commencing at the southeast corner of Lot 18 in said Block 9 of the Original Plat of Wausa, Nebraska as the point of beginning; thence north along the west line of Washington Street 150 feet; thence west 50 feet; thence south 125 feet, more or less, to the point of intersection of the south line of said railroad right of way and the west line of said Lot 17, in Block 9; thence southeasterly on the south line of said railroad right of way 55 feet, more or less, to the point of beginning.

Property Description: Unimproved lot with lots of potential! This lot offers many possibilities to the buyer with prime main street location. This lot has been well kept for many years and will be a great asset to any buyer looking for a lot to improve upon.

2021 Taxes: \$55.34



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.