

# ACREAGE FOR SALE

32260-160TH Ave. Columbus, NE



LEGAL DESCRIPTION: 9 18 1E TR IN NW NW

**Go 8 miles north of Columbus on 175th Ave., then turn right on 325th St. and go 1 mile east, then turn right on 160th Ave. and go 1/4 mile south. Acreage on east side of road.**

**PRICE: \$165,000.00**

Buss Realty & Auction, LLC  
1470-25th Ave. Columbus, NE  
Office Phone: 402-564-7915  
Broker: Dave Luckey  
Cell: 402-562-0922  
Salesperson: Brad Luchsinger  
Cell: 402-910-8619  
Salesperson: August Runge  
Cell: 402-276-1265  
Website: [www.bussauction.com](http://www.bussauction.com)

## Don't Miss A Chance At Affordable Country Living

This 1,196 sq. ft. ranch style home with a single attached car garage and wood deck was built in 1967. It is located on 3.26 acres north of Columbus, NE. The main level has 2 bedrooms, 1 bathroom, living room, dining room, family room, and kitchen. The home has central air and a 2001 propane furnace.

Items included in the purchase are washer/dryer, stove, microwave cart, pool table & ping pong table.

The property also includes a couple of out buildings and 2 small grain bins, a new well and 1,000 gallon septic tank.

**School District: Lakeview Community Schools**



**2016 ESTIMATED REAL ESTATE  
TAXES: \$1,135.58**



### **ANNOUNCEMENTS:**

**Property information provided was obtained from sources deemed reliable, the agency makes no guarantees as to its accuracy. To be bought in an as-is condition. All prospective buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. Owner and agency not responsible for accidents.**

**AGENCY: Buss Realty & Auction, LLC Columbus, NE is representing the Seller, with duty to represent Seller's interest.**

### **REAL ESTATE TERMS & CONDITIONS:**

**\$5,000.00 Down Payment, when successful Buyer will enter a Purchase Agreement with the Seller. Balance of Purchase Price is due at Closing with possession. Title insurance premium to be divided 50/50 between Buyer and Seller.**