

6.14 ACRES • LAKEVIEW SCHOOL DISTRICT

ACREAGE FOR SALE

OPEN HOUSE

3903 SE 7TH STREET
COLUMBUS, NE (SOUTH OF ADM)

SUNDAY • OCTOBER 25, 2026 • 1:00-2:30 P.M.

THIS ACREAGE WILL BE
LISTED AFTER
OCTOBER 24



MOVE IN READY

WELL MAINTAINED COUNTRY LIVING

Ranch style home close to the City of Columbus, in the Lakeview School District with a beautiful windbreak!

LEGAL DESCRIPTION:

E 338.4' LOT 1 BLK A RIVERDALE SD
COLUMBUS, NE • PLATTE COUNTY, NE

YEAR BUILT: 1990 **TAXES:** \$1,734.46

HOME SIZE: 1,652 SQ. FT.

PROPERTY FEATURES:

- Lakeview Community Schools District
- Very nice 6.14 acres with ranch style home
- 2-stall attached garage • Several fruit trees
- Windmill, deer lawn ornaments, flag pole
- Small livestock pen • Underground sprinklers
- Clothes line • Detached garage/shop
- Several outbuildings • 2 small utility sheds
- Beautiful windbreak

INTERIOR FEATURES:

- Vaulted ceiling & beautiful brick fireplace in great room
- Enclosed 3-season sunroom (nice) • 2 baths, 3 bedrooms
- Bedrooms have ceiling fans • 5-ft. cement crawl space
- New electric heat pump & furnace
- Water heater • Water softener
- Main bathroom: new walk-in shower & 2 sinks
- Microwave, refrigerator, stove • Sump pump
- Laundry room • Attached garage storage room area

EXTERIOR FEATURES:

95% frame, siding, metal; 5% veneer, brick • Newer roof • Electrical hookup for generator with shutoff box

TERMS AND CONDITIONS:

CLOSING: Approximately 30 days after approval of Purchase Contract. Date to be agreed between Buyer and Seller.

TERMS: \$20,000.00 non-refundable Down Payment day of signing of Purchase Agreement with balance due at Closing.

The cost of Title Insurance and the Escrow Closing will be shared 50/50 between Buyer and Seller. Doc Stamps paid by Seller.

POSSESSION: Buyer obtains possession at Closing. **REAL ESTATE TAXES:** \$1,734.46. 2025 Real Estate Taxes prorated to date of Closing.

SURVEY: If survey is required it will be the cost of the Buyer. **NOTE: INFORMATION BELIEVED TO BE ACCURATE, BUT NOT GUARANTEED.**

Property offered will be sold "as is", "where is", and in its present condition, and with no warranty. Buyer is responsible for their own inspections and inquires of the property. Not responsible for accidents.

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