

Sale Name: Bridgeport Country Acreage - 9950 Rd. 102, Bridgeport, NE

LOT 202 - Secluded Country Acreage - Bridgeport, NE



Description

Secluded Country Acreage - Bridgeport, NE

Nestled in a grove of beautiful, dense evergreen trees is a sweet acreage with many amenities. This homesite has great curb appeal and 13 acres to work and play on. This 1,605 sq. ft. manufactured home has been well-cared for and has had many updates over the years. There are 4 bedrooms, 2 baths and an open-concept kitchen and family room. The very neat 40' x 40' building with full cement floor and pad should accommodate most any need you may have for parking or storage with 3 large bays and large doors. There is a small animal shelter and corrals supported by a nice field of irrigated grass. The many planted trees have been well-cared for and offer incredible protection for the homesite and animals.

Located at 9950 Rd. 102, Bridgeport, NE

- 13+/- Total Acres
- 9 acres Farm Ground & 9 acres of Water Right
- 1,605 sq. ft.
- 4 Bedroom
- 2 Bathrooms
- Manufactured Home with Newer Exterior & Newer Windows
- 40' x 40' Steel Building with 3 OH Doors

The manufactured Home was built in 1983 but was purchased new in 1985

Furnace, AC & Siding were New in 2020

Roof and Carpet were replaced in 2023

All Pex Plumbing

Water Softener is owned

1000-1200 Gal. Cement Septic was pumped 3 years ago – have never had problems. They do use Rid-X every month

1000 Gal. Propane Tank is owned by Seller. It has an electronic gauge that goes to Legacy Co-op and they fill as necessary

Legal: A Tract in the SW1/4 4-20-50 containing 13.56 Acres +/-

2024 Real Estate Tax: \$1,887.50 ID#200079142

Deposit: \$10,000.00

TERMS: THIS IS AN INTERNET ONLY AUCTION - All interested parties should plan to bid online. If you prefer to turn in a bid in person, please call the office at (308) 262-1150 to make arrangements. This property is to be sold at Online Only Auction and is not contingent upon loan approval. All inspections required must have been done prior to Bidding. The Buyers are buying this property in "as is" Condition. All financial arrangements must be made prior to the auction. The winning bidder is required to bring a deposit of \$10,000.00 to our office at the conclusion of the auction or by noon the next business day. Deposit must be in the form of a wire transfer, cashier's check, personal check, or cash. The successful bidder shall execute a purchase agreement after being declared the winning bidder by the auctioneer. Please Note: The purchase agreement will offer no contingencies including but not limited to financing. The balance will be due on or before April 28th, 2025 when possession will be given. Sale is subject to Seller confirmation, however, it is the intention of the Seller to sell to the highest and best bidder. Additional information supplied to Bidders immediately before the sale closing shall supersede all prior written or oral advertising.

Quantity: 1



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