



FOR SALE

6.56 +/- Acres

87840 Pineview Blvd. – Long Pine, NE



EQUAL HOUSING
OPPORTUNITY

WALDO

REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

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DEEDED ACRES: 6.56 +/- Acres

PROPERTY LOCATION: From Long Pine, NE 1.4 miles East on US Hwy 20 to Pineview Boulevard then ½ mile North to the subject property.

LEGAL DESCRIPTION: Available upon request.

PROPERTY DESCRIPTION: This well-kept property consists of a 2,542 sq. ft. one-story home with full unfinished basement built in 2013. The home features 3 bedrooms, 2 Full bathrooms and a half bath on the main level and 1 full bathroom in the basement. 3-Car garage, 487 sq. ft. raised deck, Stucco/brick siding, Large kitchen, with island, quartz countertops, lots of cherry wood cabinets, eat in kitchen and full dining room. **Beautiful views of sunrise and sunsets. Road is always well maintained and has never blown shut from snow.**

ADDITIONAL AMENITIES: 1/2 mile off Hwy 20

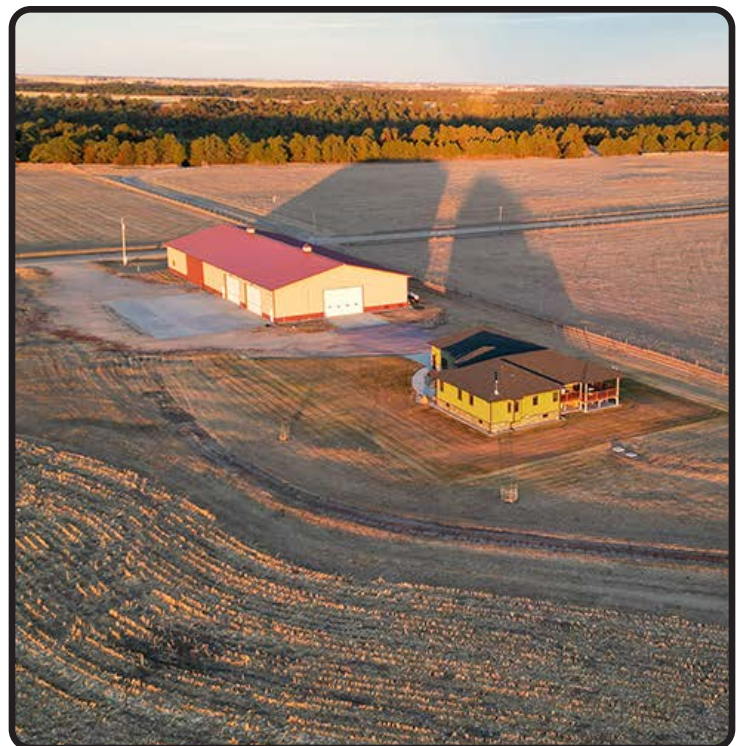
- Variable speed pump in well
- Water test real good
- Heat pumps with 2 humidifiers (Open loop/Pump and Dump) very efficient with air exchangers
- Lawn sprinkler system no dry spots
- Septic tank Large 1500 gallon
- Water softener (owned)
- Hot water circulate (instant hot water for faucets and appliances)
- Wood stove downstairs
- Large Hydrotherapy tub with 6 jets
- Insulated foam 9' basement walls
- Plastic under basement cement floor
- WiFi high speed internet and good cell service
- Blink security cameras
- Gas fireplace in living room
- Large covered deck, never gets too hot
- 5 TVs (4 upstairs, 1 downstairs)

BROKERS REMARKS: Rarely do we get a quality set of improvements out in the country with well-maintained country road. Enjoy the amazing sunrise and sunsets from this open country. **The property to be shown by appointment only to a qualified buyer.**

REAL ESTATE TAXES: \$9,166.76 **PRICE & TERMS:** \$1,500,000.00 Cash

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.

Boundry lines are for visual aid only.





81' X 185' TURN KEY SHOP:

- 6" cement floors
- Outside cement pads (South side 106' x 62', East side 30' x 31')
- Morton warranty 50 year snow load
- Generator hook up with power cord for emergency power

Work Area – 81' x 48'

- Two 16' x 24' overhead doors with electric openers
- A/C and two propane heat sources(forced air & tube heaters) very efficient with 1000 gallon propane tank
- Sloped floor drain and pit with rv dump
- Water softener (owned)
- Bathroom & sink
- WiFi, TV with satellite dish and stereo system
- Blink security cameras
- Sound deadener walls
- Two overhead insulated doors
- Phone
- Refrigerator
- Heavy duty work bench
- Air compressor with all cooper plumbing outlets all around shop with two air retractable reels
- Four 220 welder outlets and multiple 110 outlets
- 50 amp RV outlet
- Large 1500 gallon septic tank
- Car hoist mounted in extra deep cement
- Good efficient lighting
- Two 165 gallon tanks with meters for motor oil and hydraulic oil

Wash Bay – 81' x 32'

- Morton Buildings new addition in 2025
- 16' x 24' overhead door with electric opener
- Forced air furnace
- Sloped drain and pit
- Electrical outlets 50 amp RV, 220 and 110
- Insulated overhead door
- Lots of LED efficient lighting

Cold Storage – 81' x 105'

- Sliding doors opening 31.5' x 17.5'
- All cement floors
- Overhead lights
- 110 outlets







