

# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

## OVERTON, NEBRASKA

# 201 1ST STREET



**TWO BEDROOMS • FULL BATH • 1,188 SQUARE FEET**  
**TWO-CAR GARAGE • EXTRA BUILDING • 200X300FT LOT**

**Location:** 201 1st Street, Overton, Nebraska

**Lot Size:** 60,060 square feet oversized lot, 200ft X 300.30ft

**About the Property:** Discover the perfect blend of modern living and small-town charm with this beautifully updated bungalow. Located on an expansive 200 ft. x 300.3 ft. lot (over 60,000 sq. ft.), this property offers endless possibilities for comfortable living and outdoor enjoyment.

The completely renovated interior boasts high-end finishes, providing a contemporary yet cozy atmosphere. Featuring 2 bedrooms, a full bathroom, and plenty of natural light, this home is ready for you to move in and make it your own.

Step outside to find additional amenities, including:

A detached 2-car garage, ideal for vehicles, tools, or storage.

A versatile 30 ft. x 48 ft. Cleary Building with a half-concrete floor and insulation and a dirt floor on the other half—perfect for customization to suit your needs.

As an added bonus, brand-new windows are included with the purchase (to be installed by the buyer).

For horse enthusiasts, there is even the potential to keep horses on-site with Village approval.

Located in a quiet and welcoming community, the property's 2024 taxes were \$1,992.88, offering an affordable option for homeowners.

Don't miss this incredible opportunity to enjoy modern living on a rare oversized lot.



**Jan Hinrichsen | Sales Associate**

Cell 308-233-4892

**Price: \$265,900**

308.234.6266 [marshallauction.com](http://marshallauction.com)

2033 Central Ave  
Kearney, Nebraska

marshallauction.com



**MARSHALL**  
LAND BROKERS & AUCTIONEERS

marshallauction.com