

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

PHELPS COUNTY, NE

74651 T RD.



**5.01 ACRES • 4 BED/2.5 BATH HOME • 2 CAR GARAGE
2,034 SQ. FT. • 40' X 80' OUTBUILDING • PAVED ACCESS**

Location: 74651 T Road, Elm Creek, Nebraska 68836

Lot Size: 5.01 Acres, more or less, according to Phelps County Assessor records

About the Property: This well-kept 1.5-story home sits on 5.01 acres, more or less, according to Phelps County Assessor records, and offers the perfect blend of rural living with easy access to nearby communities. Located just south of Odessa, it's an 18-minute drive to downtown Kearney and only 22 minutes to Holdrege.

The home features 4 bedrooms, 2.5 bathrooms, a large kitchen, fresh paint throughout, new carpet, and an attached 2-car garage. 2,034 total square feet house. Outside, you'll find a 40' x 80' outbuilding, which includes a 28' x 39' finished, heated shop area—ideal for projects, storage, or hobbies.

Sitting on a paved road and offering space, utility, and convenience, this acreage is a rare find in today's market.




Jan Hinrichsen | Sales Associate

Cell 308-233-4892

Price: \$ 399,900

 308.234.6266  marshallauction.com

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