

# DON MILLER LAND CO., INC.

226 N. Broadway, P.O. Box 725, Hartington, NE 68739

Chris Miller, Broker  
Tom Grube, Salesperson  
402-254-6897 or 800-992-1912  
millerland@hartel.net



**LEGAL DESCRIPTION:** Pt of the SE ¼ of Section 7, Township 30 North, Range 1 East of the 6th P.M., Cedar County, Nebraska, containing 5 +/- acres (exact legal TBD by survey)

**ADDRESS:** 55897 880 Road  
Hartington, NE 68739

**ASKING PRICE:** \$80,000.00

**DESCRIPTION:** 1 1/2 story, 3 bedroom, 1 bath home located on 5 +/- acres Southwest of Hartington. Acreage includes detached garage, barn w/loft, small machine shed, fence line feed bunks and more!

<b>Square Footage:</b> 1308 sq. ft.	<b>Lot Size:</b> 5 +/- acres
<b>Bedrooms:</b> 3	<b>Bath:</b> 1
<b>Basement:</b> Full, unfinished	<b>Garage:</b> Double detached
<b>Laundry:</b> Main floor	<b>Heating/Cooling:</b> Propane Forced Air Furnace & Individual Air
<b>2010 Taxes:</b> \$840.00	<b>Style:</b> 1 1/2 story

*All information presented on this property is from sources deemed reliable; however, it is not warranted. Interested parties should verify all information to their satisfaction.*

Please contact Chris or Tom for more information or to schedule a showing.  
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