

**NOW  
\$460,000**



## **GARFIELD TABLE ACREAGE**

**HOME WITH 24.21 +/- ACRES**

**28730 EAST GARFIELD TABLE ROAD, ARNOLD, NE 69120**



5



3



4,712



Here is a rare opportunity to own a beautiful country acreage located on the Garfield Table! This 24 +/- acre property holds a small duck pond and chicken coop, along with a large 4,712 sq. ft. home surrounded by an established tree shelterbelt and excellent fences. The oil-paved Garfield Table Road is centrally located between Arnold, Stapleton, and North Platte, allowing many different school and work opportunities as well as all your much-needed amenities in some of the nicest communities in central Nebraska. This is a great opportunity that you're not going to want to miss out on.



**Give me a call today to schedule your property tour!**

**CORD HESSELTINE**

*Farm & Ranch Specialist  
Arnold, Nebraska*

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Built in 2003, this modular home sits on a large walk-out basement and has a total of 4,712 sq. ft. that offers tons of room to host large family gatherings. The kitchen sits in the heart of the home on the main level and has direct access to the outside deck where you can enjoy watching the sun rise and set over your property. The dining room sits directly off the kitchen and flows into the living room with a propane fireplace and recessed lighting. A master bedroom with ensuite is located on one side of the living area and an additional two bedrooms and a guest bath sit on the other side. A mud/laundry room sitting on the east side of the home also gives access to the downstairs. There you will find a large open concept living area lit by recessed lighting. A second lounging area, two large bedrooms with double closets, and one bath give plenty more room for family and friends. Additionally, an office space and two large storage rooms make it easy to stay organized while working from home. A wood stove, also located in the basement, can be utilized to heat the home in the wintertime if needed!

**Property Taxes - TBD**

**Directions -** From Stapleton, NE - Travel south on US Highway 83 for 9 miles. Turn left onto E Garfield Table Road and travel east for 7 1/2 miles. The property will be on the south side of the road.



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