

617 P Street, Loup City

0.23 Acres

Sherman County, NE

\$160,000



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Activities & Amenities

Boating/Sailing/Rafting
Hiking/Climbing
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Mineral Rights
Pond/Lake
Water Rights
Fishing
Hotel/B&B/Resort
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Income Producing
Outbuilding/Barn/Shed/Shop
Recreational Business
State Hunting Unit: Loup East

Land Details

Address: 617 P St, Loup City, Nebraska
68853, USA
Closest Town: Loup City, NE
Total Acres: 0.23
Deeded Acres: 0.23
Leased Acres: 0.00
Zoning: SFR
Water Rights: Yes
Mineral Rights: Yes
Income Type: Vacation Rental
Estimated Taxes: \$1,238 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1060
Bedrooms: 3
Full Bathrooms: 2
Parking Types: Driveway
Total # of Spaces: 2
Outbuildings: 1
Types of Outbuildings: 8'x12' Yard Shed
Fence Type: Privacy Fence
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Foundations:
4' Crawl Space (very clean and well insulated)
Waterfront Features: Sherman Reservoir (7 mi)
Exterior Features:
Large Fenced Back Yard
Decorative Front Fence
Street
Alley Access behind fence



This completely overhauled home offers high-efficiency, modern living in a small town! Rare find in Loup City, NE! The one-story home features a master suite, two guest bedrooms, a guest bathroom, separate laundry/mudroom, eat-in kitchen and cozy living space. The property showcases an impressive, fully-fenced and private back yard with garden shed. Property would make a great vacation home/rental with Sherman Reservoir only 7 miles away.

Land

Property sits on 1.7 lots currently. The grass in the summertime is immaculate! One block to O Street (downtown), 5 blocks to the park/pool and 7 blocks to the public school.

Alley-access behind privacy fence, possible potential for detached garage...call listing agent for further details.





Improvements

One story (1060 sq ft), master suite, two guest bedrooms, guest bathroom, separate laundry/mudroom, eat-in kitchen and cozy living space. Master bathroom features a soaker tub/shower combo and electric wall heater. Access to backyard from inside home located in the mudroom. All the bedrooms feature large closets and direct ethernet and cable hookups for wall mounted tv's.

Property has hot/live and switch controlled outdoor electrical outlets for security cameras and decorative string lighting. Electrical Panel on back of home has been updated and is a 200 amp panel, featuring Arc/GIF breakers and a whole home surge protector. With 200 amps, the panel offers plenty of power for a 240 volt outlet in the back to be added (if desired) for a hot tub. Electrical panel also has a port to plug in a generator in the event of a power outage, with safety feature of a generator lock.

Renovation Notes Summarized (full detail provided at showing/over the phone):

*all improvements completed between 2020-2022 unless otherwise stated

- House was gutted to the studs and re-built
- New interior wall insulation, attic insulation, floor insulation in converted garage area
- All new windows
- All new electrical (including in the walls)
- All new pex plumbing
- New headers in ceiling
- Kitchen appliances (largest size residential gas oven with warming drawer)(water line to fridge)
- Water softener installed (Nov '23)
- All new flooring (high grade carpet) (original white oak floors under carpet, would need refinished)
- New 4" thick concrete sidewalk and 6" thick concrete driveway
- Crawlspace re-leveled and walls insulated with new vapor barrier applied to ground and up walls
- Grass seeded with Fescue, Rye and Bluegrass (2021)
- Furnace and central air unit are around 20 years old and are functioning with no issues

You do not want to miss out on this move-in-ready home/investment property!





Recreation

There's a great lake located only 4 miles away from Loup City! Sherman Reservoir, known for its great fishing opportunities boasts a 2,845 acre lake in the central part of Nebraska. The most popular species sought by anglers are walleye, catfish, white bass, crappie and northern pike. Looking for a trophy sized fish? That's a possibility with the large flathead catfish! In addition to waterfowl hunting, there are substantial hunting opportunities available on the Sherman Reservoir Wildlife Management Areas. It includes upland game, big game and waterfowl. Upland game habitat offers hunting opportunities for pheasant, quail and dove. Big game can also be found that includes good numbers of deer and turkey.

In addition, all types of boats are permitted at Sherman Reservoir. Water sports of all kinds are very popular. Several trails are also available for walking, hiking and wildlife viewing. There is also a full service marina located on the East side of the Sherman Reservoir. Trade Winds Marina offers groceries, food orders from the grill, tackle, beer garden, shower-house and a laundromat. They also have kayak and boat rentals, cabin & RV rentals, boat slips and storage. They are also a fishing, hunting, and park permit vendor.





General Operations

Home was currently used as a primary residence, but would make a great investment property. Options include long term rental/tenant, vacation home or a short-term rental like an Vrbo/Airbnb with the lake nearby! Cabin owners at Sherman are not allowed to sublease/Airbnb their properties, so visitors find options in town! Buyer will need to fill out an application with the city if plans are to rent it to a long-term or short-term tenant.

Region & Climate

New to Loup City? You are sure to be welcomed by friendly faces and people who are always willing to lend a hand. Did we mention that Loup City is the Polish Capitol of Nebraska? Each year you can look forward to the Annual Loup City Polish Days! It is the first weekend of June and you won't want to miss out on the fun. Check the "Resources" tab for more information. Loup City offers many amenities for a small town. Eatery establishments include the Loup City Diner (great for homestyle breakfast and lunch options) and the Colony Bar and Grill just outside of town. You will also find a grocery store, hardware store, lumber yard, Dollar General, the courthouse, post office, bowling alley, pharmacy, gas station, auto repair shop, fairgrounds, golf course, health clinic and several other local businesses.

Location

Loup City is situated in a great location with the benefits of larger cities and several recreational opportunities nearby. Sherman Reservoir State Rec Area is only 4 miles from Loup City. Davis Creek Rec Area is approx. 20 miles to the Northeast and Calamus Reservoir State Rec Area is 50 miles to the North. It's approximately 45 miles to both Kearney, NE (to the Southwest) or Grand Island, NE (to the Southeast). Both Grand Island and Kearney have a lot to offer, including airports! If you want to know more about the local area, just reach out!

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

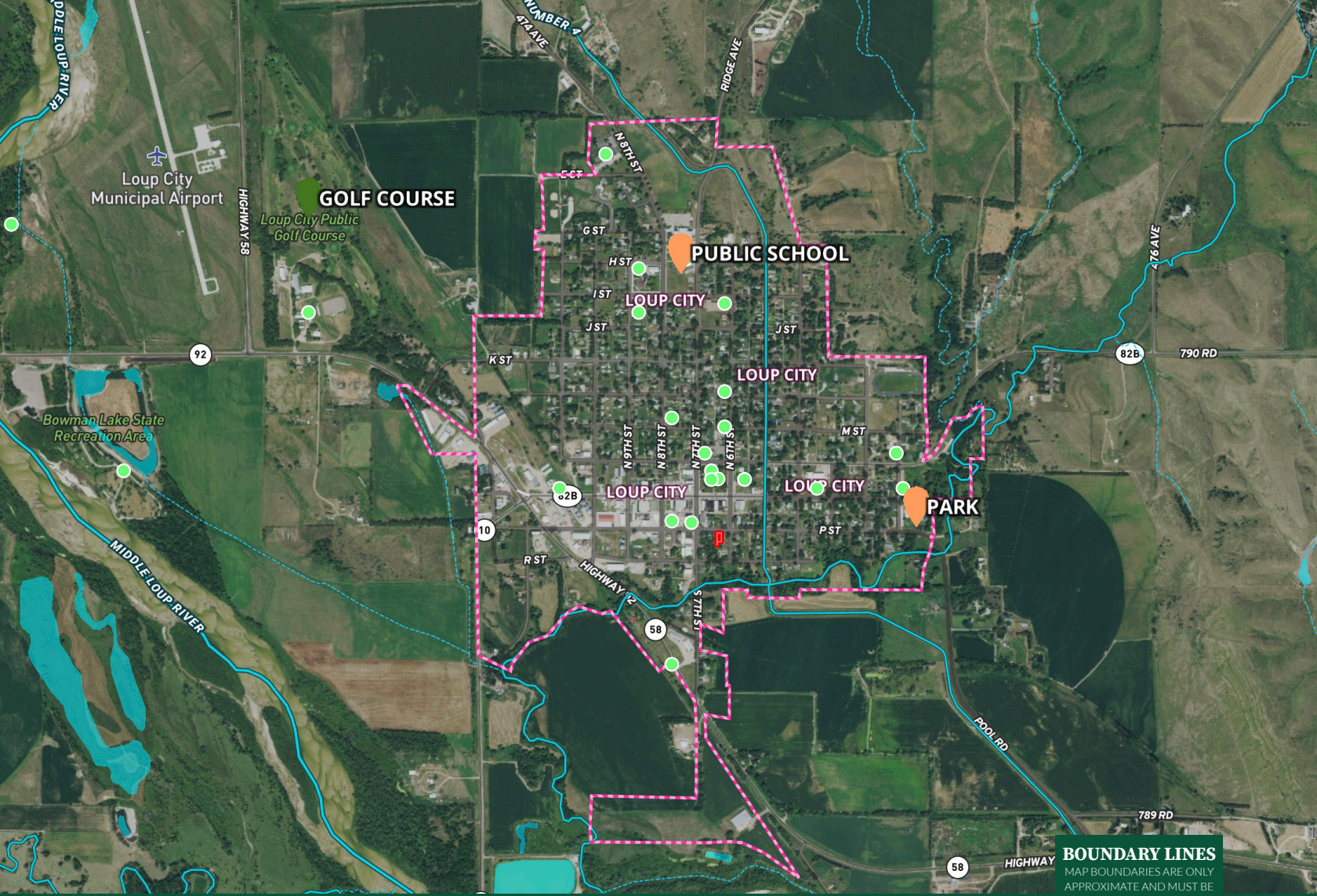


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

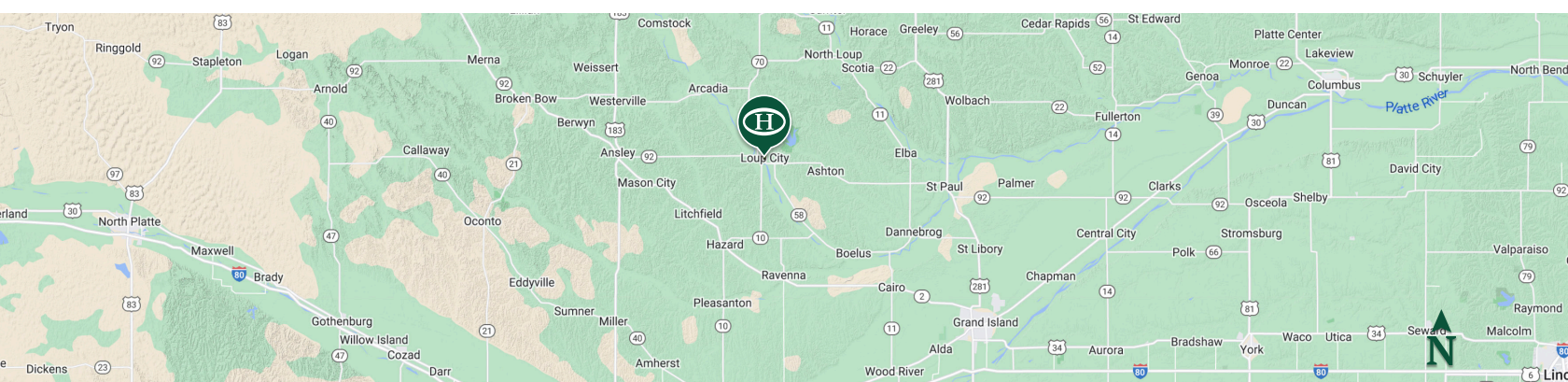
- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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