

10912 156th St. Louisville, NE 68037

Sears and Roebuck house built in 1901

Most walls are now drywall not plaster

Blown insulation between wall studs and extra in attic

Propane gas, 99% efficient direct vent fireplace with auto start & blower

Original woodwork through out

All new windows 2010, easy clean design

New screens on storm windows 2017

Pella sliding glass doors 2015

New roof 2016 with 50-year warranty, CertainTeed Grand Manor shingles

3 new storm doors 2018

Hand chiseled and laid sandstone foundation, 10' to rafters in full unfinished basement.

Balcony/porch off master with rubberized floor

2 heat pumps, zoned main floor / upper floor

Septic system for house and separate one for cottage, pumped 2018

3-New water saving high-rise toilets 2018

Cherry wood kitchen cabinets

Granite counter tops

Large granite island, lots cupboards with sliding shelves on both sides

Open concept kitchen sitting room

New acacia wood engineered floors on main level 2014

Newly remodeled billiard room

Original hand painted with wood grain doors

Original wood stair case / bannister

100' hand dug well for outside watering

House wired for portable generator hook-up during power outage emergency

Outside lighting on house/garage/cottage

Flagstone patio and fire pit

Mature landscaping & trees

2 deluxe horse shoe pits

Lightning rods w/glass balls

Barn:

40ft x 50ft x 50ft tall barn (at the highest point) built in 1915, which at the time was the largest hay barn in Cass County, NE. I had a restoration contractor from Valparaiso, NE look at it last year to restore the structure. The contractor said he believes the wood was old growth (90-120yrs) Douglas Fir with very dense grain.

Some of the timber dimensions:

Timbers

- 12pcs – 16' x 8" x 8" upright center posts
- 8pcs – 28' x 6" x 8" horizontal timbers
- 12pcs – 21' x 6" x 8" horizontal timbers
- 50pcs – 16' x 6" x 6" structural cross bracing
- 24pcs – 14' x 6" x 6" structural cross bracing
- 4pcs – 28' x 8" x 10" basement horizontal support timbers
- 4pcs – 28' x 8" x 8" basement horizontal support timbers
- 8pcs – 20' x 8" x 8" basement horizontal support timbers
- 16pcs – 7.5' x 8" x 8" basement vertical support timbers

Dimensional lumber - Actual board dimension all Douglas Fir

- 36pcs – 24' x 2" x 10" basement horizontal cross members
- 36pcs – 16' x 2" x 10" basement horizontal cross members

Exterior siding – Actual board dimension all Douglas Fir

- 170pcs – 20' x 1" x 12" vertical siding (pic enclosed of weathered stained boards) very little splitting
- 40pcs – 16' x 1" x 12" vertical siding (pic enclosed of weathered stained boards) again very little splitting

Gas & water

Lightning rods

Garage:

New roof & paint 2016

Fully insulated with propane furnace, window A/C w/de-humidifier, insulated garage doors

4 indoor/outdoor dog runs with dog doors

Workbenches

Outside sodium flood lights

Cottage:

Full kitchen, ¾ bath – new shower & toilet 2019, water heater, septic, baseboard electric heat, 2 window A/C, bedroom loft, ceiling fan

Fencing:

3 large paddock areas with 4" square horse fencing partially topped with boarding

1 paddock area with 2x4" welded wire fencing topped with boarding

New cedar (2017) picket fencing off house backyard

Treehouse, playground, and tire swing