



*"Protecting Your Investment In
Farmland"SM*

Douglas D. Ray
Accredited Farm Manager
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www.rayfarm1.com

COUNTRY HOME for sale **17669 Backbone Road, Princeton**

Beautiful 1.88 +/- acre wooded lot
Great Location – minutes from shopping and I 80
Princeton School District
4 - 5 bedrooms - 2 full bathrooms
Oversize 2.5 car attached garage
New vinyl laminate floors downstairs 2018
Refinished wood floors upstairs 2018
Newer energy efficient windows
Zone heating - Central air on first floor
Wood burning fireplace
Newer vinyl siding and concrete driveway
2843 sq. ft. living area approx.
36' x 56' Morton Shed with concrete floor
LIST PRICE: \$199,900

This is a wonderful home in a great location with many updates and easy access to Interstate 80. Mature trees provide private setting with plenty of room for a large garden.

Seller retains well easement for water supply to cattle lot water.

RAY FARM MANAGEMENT SERVICES REPRESENTS THE SELLER



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Personal Property Included: Water softener

17669 Backbone Road

Recent Repairs/Improvements

2012	new vinyl siding and insulation
2014	attic insulation
2014	electric upgrades
2015	Morton shed roof painted
2015	new basement furnace
2015	new front entry door
2017	new flat porch roof
2018	gutters on Morton shed
2018	new laminate floors first floor
2018	Hollywood floors refinish stairs and upstairs floors
2018	new garage door opener
2018	Interior painting
2018	remove 35 trees
2018	pump septic tank
2018	landscape rocks east side house
2018	clean furnace ducts
2018	insulate kitchen crawl space
2019	replacement windows throughout

Princeton School District

Corn Belt Electric

lp gas heat – 1000 gallon lp tank
drilled well and septic system

2 furnaces

central air - first floor

Part of Parcel # 09-36-400-001

Assessor Estimates annual taxes on house, shed and 1.88 acre lot approx. \$3,800

17669 Backbone Road

Approximate Room Measurements

First floor

Kitchen	10 x 14
Dining Room	10 x 14
Living Room	15 x 17
South Room	15 x 15
West Room	11.5 x 14
Den/office	9.5 x 11
Bath	7.5 x 9
Entry	9 x 12.5 x 8.5
Laundry Room	11.5 x 15

Second Floor

South Bedroom	12 x 15
Bathroom	5 x 9
East Bedroom	11.25 x 15
West Bedroom	8.5 x 14
North Room	11 x 15

Outside

Wood Deck	8 x 8
Morton Shed	36 x 56 concrete floor
Garage Attached	25 x 33