

## District 70 Information Sheet

### Legal Description of land property

A tract of land in the southwest Quarter of Section 16, Township 24 North Range 15 west of the 6<sup>th</sup> P.M. Garfield County Nebraska described as follows:

“Commencing at a point on the south line of said Section 16 at a point 650 feet east of the east right away line of Nebraska HWY 11, said point also being 775.9 feet east of the corner common to Section 16, 17,20,21, thence east on said section line 417.4 feet, thence north parallel with the west line of Section 16, 208.7 feet, thence west parallel with the south line of said section 16 for 417.4 feet, thence south parallel with the west lines of said section 16 for 208.7 feet to point of beginning containing two acres more or less.”

### Description of School Building

- Outside Dimensions of the main building is Approx. 41' X 61'. This is not including the two back door entry rooms that are attached to the main structure.

Inside Rooms consist of the following:

- Front Main Entry Room is approx. 25' X 15' Tile floor with sink, restrooms attached and has one mini split heat pump for this room.
- Inside Storage room is approx.. 10'X15' Tile floor
- Bathrooms are approx.. 12'X17'. Girls has two toilets, Boys has one toilet and one urinal. Both have sinks.
- Main classroom area has an overall dimension of approx. 59' X 23'. The room is able to be divided in half by an accordion wall that can be pulled across the room. The room is carpeted and has windows and window shades. The room is equipped with two mini split heat pumps for HVAC purposes. There are two exterior entry and exit rooms off the east and west corners of this room that lead to the back of the property.

### Exterior of the Main Building

- An exterior Mechanical room is 10'X15' located on the south east corner of the building.
- Two 500 gallon propane tanks
- 1 Briggs and Stratton propane backup generator located outside by the power pole.
- Concrete slab 41'X52' located on the west side of building.
- Remaining playground equipment will be part of the overall sale of the property.
- Property has its own well and the well head is located near the north east corner of the main building.