



## PALISADE FRENCHMAN CREEK RETREAT



A completely remodeled home with 61± acres North of Palisade, NE.

JORDAN MAASSEN

Sales Associate

Cell Phone: 308-530-8463

Email: [Jordan@lashleyland.com](mailto:Jordan@lashleyland.com)

# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$580,000</b>	<b>\$450,000</b>
<b>Location</b>	1 Mile North of Palisade, NE	
<b>Legal Description</b>	36 5 34 NE4NE4; N2SE4NE4	
<b>Acres</b>	61.55±	
<b>Taxes - Estimated</b>	<b>\$2,617.96</b>	

## Property Summary

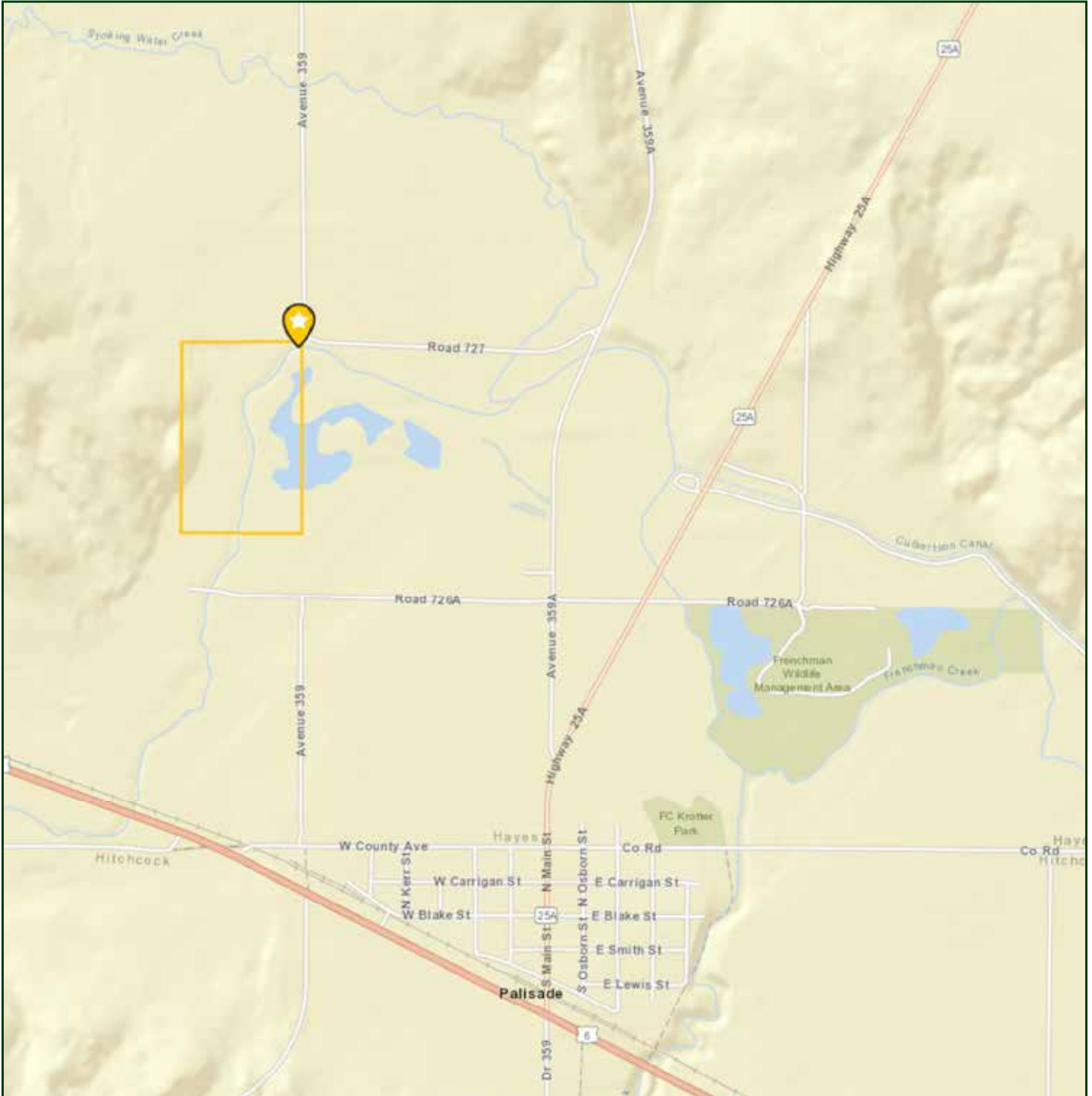
Nestled in along the Frenchman Creek, sits a newly remodeled home and acreage just North of Palisade, NE. This property includes both sides of the Frenchman Creek as well as access and ownership to a stocked gravel pit pond! This pond is shared with the bordering neighbor to the east of the property. Seller has said the pond is stocked with large mouth bass, crappie, blue gill, shad, catfish and bull heads. Seller has caught 12-13 inch bass and crappie. The pond makes for the perfect fishing getaway. Established and growing windbreak in the Northwest corner of the property as well as several rows of trees in the Southwest part along the creek, perfect for wildlife habitat. The owners have a small garden area that is well protected from wildlife and wind. There are also ample opportunities to hunt deer, geese, turkey and other wildlife on the property.

The house was built in 2003 and was completely remodeled from top to bottom in 2018 after a storm significantly damaged the roof! This is truly a new house! There is an enclosed sun room furnished with a hot tub! There will be new underground sprinklers installed in April along with new sod! Also included is a detached 3 car garage only about 3 steps from the mudroom in the main house. The basement is finished with the exception of the bathroom and the floor coverings. Don't miss out on this opportunity to own a beautiful property just outside of Palisade, NE!

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

**JORDAN MAASSEN**  
Sales Associate  
Cell Phone: 308-530-8463  
Email: [jordan@lashleyland.com](mailto:jordan@lashleyland.com)

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



Esri, HERE, Garmin, © OpenStreetMap contributors, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USG

**Boundary lines are estimates - Map for illustration only**

**JORDAN MAASSEN**

Sales Associate

Cell Phone: 308-530-8463

Email: [jordan@lashleyland.com](mailto:jordan@lashleyland.com)

# PROPERTY IMAGES



# PROPERTY IMAGES



**JORDAN MAASSEN**  
Sales Associate  
Cell Phone: 308-530-8463  
Email: [jordan@lashleyland.com](mailto:jordan@lashleyland.com)

# PROPERTY IMAGES



# PROPERTY IMAGES



**JORDAN MAASSEN**  
Sales Associate  
Cell Phone: 308-530-8463  
Email: [jordan@lashleyland.com](mailto:jordan@lashleyland.com)



# PROPERTY IMAGES



# PROPERTY IMAGES



**JORDAN MAASSEN**  
Sales Associate  
Cell Phone: 308-530-8463  
Email: [jordan@lashleyland.com](mailto:jordan@lashleyland.com)

# PROPERTY IMAGES





## THE LAND EXPERTS YOU CAN TRUST

### Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

### Mike Lashley, Owner|Broker

Scott Saults, Skip Marland, Jordan Maassen, April Good, Mahaila Botts, Steve Farris, Don Hampton, Dina Denton, Jon Farley and Amy Johnston

Like us on Facebook

[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

## JORDAN MAASSEN

Sales Associate

Cell Phone: 308-530-8463

Email: [Jordan@lashleyland.com](mailto:Jordan@lashleyland.com)