



DAWES COUNTY ESTATE ACREAGE



A one owner home sitting on 52± acres just Southwest of Chadron, NE.

A co-marketing effort by:



SCOTT SAULTS
308-289-1383



SHIRLEY SELLMAN
308-432-8976

PROPERTY HIGHLIGHTS

List Price ~~\$575,000~~ **\$550,000**

Location 16649 Hwy 385 Chadron, NE

Legal Description

Part of: 25 33 49 PT.SE4
30 33 48 PT.W2W2-Tract F,15.11 Ac-PT.W2W2-37.24 Ac.
25 33 49 PT.S2, NW4, PT. NE4

Acres 52±

Taxes - Estimated **TBD**

Property Summary

First time on the market for this one owner home on 50 acres, 3 miles south of Chadron bordering the west side of Ridgeview Country Club golf course. The acreage includes a 1982 home w/an attached oversized 2-car garage & storage shed. The main level consists of an entryway w/coat closet leading to a 3/4 bath, a laundry room w/washer & dryer, sink, cabinets & counter space & closet for coats & boots. The spacious kitchen sports a tiled floor, abundance of cabinets & newer counters plus appliances & a nice view above the sink. The dining area w/a sliding door leading to the covered front patio is open to the large living/family room sporting a brick fireplace w/mantle & plenty of room for a desk & spare table w/access to the new composite deck. A roomy master bedroom w/a wall of closet & storage space w/nice windows allowing the natural light in. The decent size main bath allows for a vanity w/double sinks & mirror, a sunken jetted tub, linen closet & windows. The loft showcases a pool table, decent size sitting area, an antique bar from the Edgemont Motel plus a small sink & mini fridge along w/a game area plus 2 bedrooms & a full bath w/steam shower. This property would make a great little horse property with the addition of shelter and fencing. This property has an additional 400 acres adjacent that can be bought. The 400 acre range and 50 acre improvement site are shown together on the Dawes County Estate and Grass property page.

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.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY IMAGES



PROPERTY IMAGES



SCOTT SAULTS
Associate Broker
Scott's Cell: 308-289-1383
Email: scott@lashleyland.com

PROPERTY IMAGES





THE LAND EXPERTS YOU CAN TRUST

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen,
April Good, Mahaila Botts, Steve Farris, Jon Farley,
Bryan North, Tami Timmerman-Lashley,
Randy Helms, Dodi Osburn, and Liz Skov

Like us on Facebook

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

2218 E. Walker Road • North Platte, NE 69101

A co-marketing effort by:



SCOTT SAULTS

308-289-1383



SHIRLEY SELLMAN

308-432-8976