



**31425 WEST PARK RD.
SUTHERLAND, NE**



A 3 bedroom home sitting on 4± acres just on the edge of Sutherland.

TAMI TIMMERMAN-LASHLEY

Residential Specialist

Tami's Cell: 308-660-9468

Email: tami@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	\$200,000
Location	31425 West Park Road, Sutherland, NE
Legal Description	Coker's S/D/ E.433/ 5 4.37A
Acres	4.37±
Taxes - Estimated	\$1,920.30

Property Summary

Just over 4 acres this 3 bed 1 and 3/4 bath home has a ton of potential for a hobby farm or great for a couple of horses. The home is partially built into the hill making it very economical. The fireplace also helps keep the heating bills down.

It does have a ramp into the main part of the home as well as a walk in shower next to the master bedroom.

The barns and oversized detached garage are great for woodworking or other hobbies. There is a chicken coup and an old hog barn that could be renovated.

The alfalfa is leased for this year.

Don't miss this opportunity to own an acreage on the edge of the village of Sutherland! Call for your private showing!

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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THE REAL ESTATE 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, Steve Farris, Dina Denton,
Jon Farley, Bryan North, Tami Timmerman-Lashley,
Randy Helms, Dodi Osburn, Bill Grant, and Adam Shada

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2218 E. Walker Road • North Platte, NE 69101

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