



CHADRON BRIGGS ADDITION



A beautiful 18± acre tract of land just West of Chadron State College.

LEALA JIMERSON

Sales Associate

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PROPERTY HIGHLIGHTS

List Price

~~\$389,000~~

\$359,000

Location

10th Street, just West of Chadron State College, Chadron, NE

Legal Description

BLOCK: LOT: 4, 5, 5, 7 ADDITION: SOUTH PARK, BLOCK: LOT: PT SW4 SEC 20, ADDITION: BRIGGS,
BLOCK: LOT: SW4 SEC20 ADDITION: BRIGGS TRACT C

Acres

18.13±

Taxes - Estimated

\$2,019.00

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records.

Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Property Summary

This beautiful, one-of-a-kind property is located within Chadron city limits!! Just West of Chadron State College, you'll find an 18.13 acre +/- field with mature trees...perfect for a family home with plenty of room for kids to ride bikes and run. The property also lies just North of Briggs pond and hiking trails leading to "C" Hill South of Chadron State College.

For the investor or builder ,this is a perfect property for a housing development. The first phase of platting is approved through the City of Chadron for a development containing 9 lots.

Zoned R2

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.

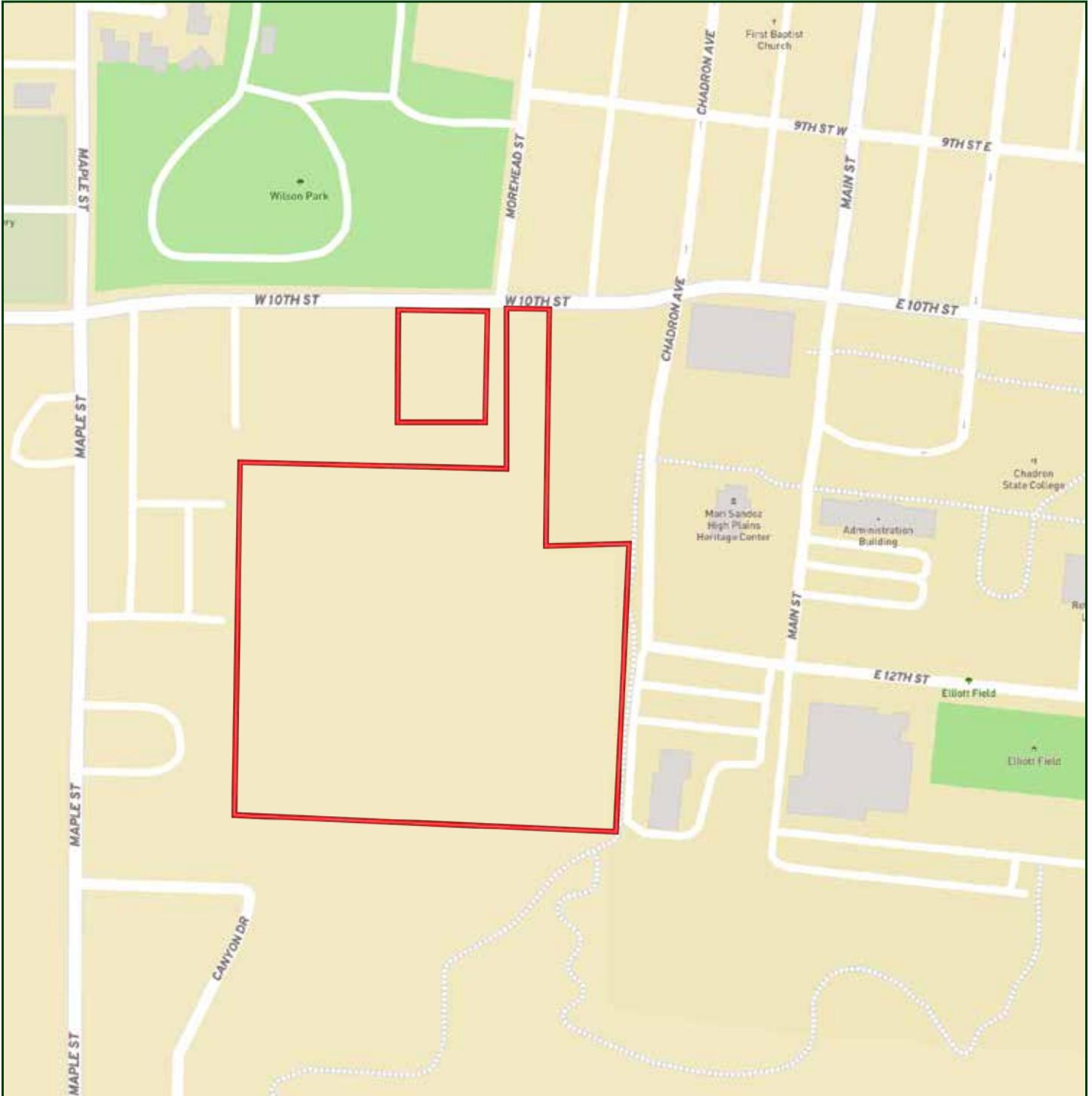
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES

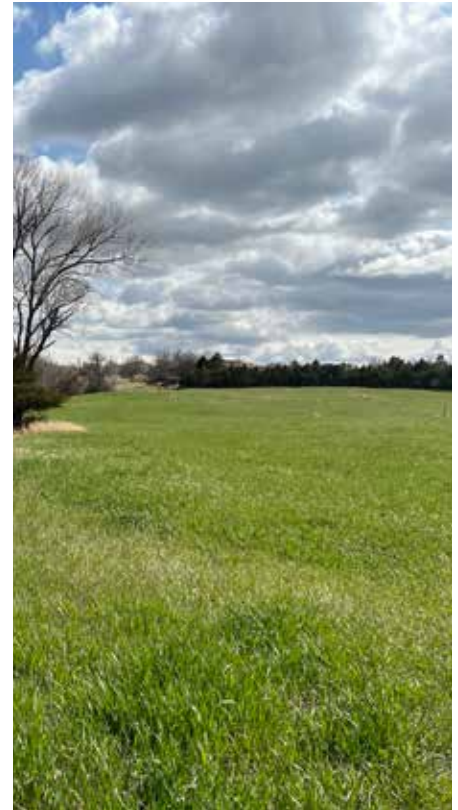


PROPERTY IMAGES



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THE LAND EXPERTS YOU CAN TRUST

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