



ALLIANCE EQUESTRIAN ACREAGE



A horse lovers dream property with 123± acres, and panoramic views of Western Nebraska.

LEALA JIMERSON

Sales Associate

Leala's Cell: 308-615-9065

Email: leala@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

\$895,000

Location

443 Hwy 87, Alliance, NE 69301

Legal Description

23 28 47 #N1/2 23-28-47 88.27 ACRES, 23 28 47
#SW1/4NE1/4 23-28-47 35.04 ACRES

Acres

123.31±

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.

Taxes - Estimated

\$5,669.88

Outbuildings

30x36 two car detached garage, outdoor riding arena, 60x240 indoor arena, 40x60 barn

Property Summary

The Alliance Equestrian Acreage features a beautiful home with a view to match! The house has 4000 sf with 3-bedrooms, plus two additional rooms perfect for an office or playroom.

The main floor has an open floor plan with a large kitchen showcasing custom wood cabinets with Corian countertops, and an island with enough room for the family and guests!! The kitchen opens to the living room with a majestic panoramic eastern view. There is a mudroom off the southern side of the home, and a deck perfect for enjoying quiet summer evenings, or morning coffee as the sunrise is painting the sky! The roomy master suite has a walk-in closet, custom bathroom with a double vanity, tile shower and copper soaking tub. The main floor has a laundry room, and additional bathroom. The house is constructed with ICF blocks covered in low maintenance stucco. The home was built in 2003, and remodeled in 2013.

There is a 30' x 36' detached garage for parking toys and vehicles. Over 2000 trees have been planted on the property

The basement has a large family room, laundry room, two large rooms, and a third bathroom with a dry sauna...great for relaxing in after a long day!!

Not only can you enjoy country life in this beautiful custom home, but your horses can also enjoy the property with 4- 8 acre fenced in paddocks with access to water, and plenty of room to roam with the additional acreage. The property also has a large outdoor riding arena in addition to a 60' x 240' indoor arena with attached 40' x 60' barn housing a tack room, heated bathroom, and stalls (currently set up for livestock). There are approximately 113± acres enrolled in the CRP program with an annual rate of \$1,706.

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.

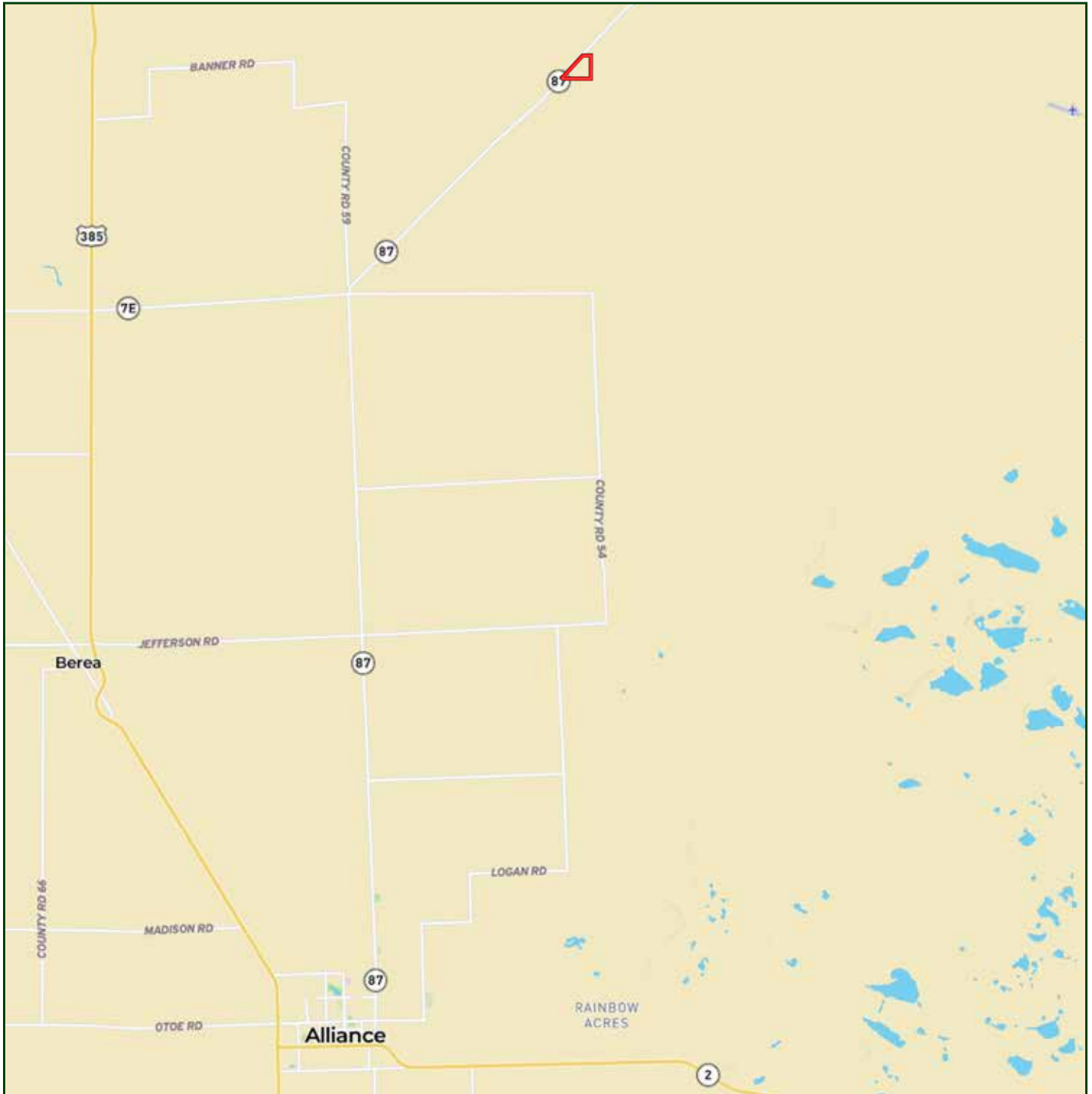
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Dodi Osburn, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, and Jake Hopwood

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2218 E. Walker Road • North Platte, NE 69101

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