



PINE RIDGE RANCHETTE



A beautiful two-story home on 164± acres just 3 miles from Chadron, NE.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$1,500,000**

Location 3 miles SW of Chadron, NE (260 Goffena Rd. Chadron, NE)

Legal Description 35 33 49 NE4

Acres **164.83±**

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 **\$6,642.00**

Property Summary

Horse and dog lovers dream property now available in Northwest Nebraska. Featuring 164 acres with spectacular views, a beautiful two-story home (1504 sq feet up and down, built in 1998 and is made of foam blocks and poured concrete). There are 3 loafing/open front sheds, a 2592 sq. foot building housing a successful dog daycare and boarding facility, arena, new shop, and several other outbuildings including a new 1800 sq. foot shop built in 2021.

There is excellent income potential available for those interested in horse boarding, training, lessons, or hosting equine events. Dog facilities include completely insulated building with cement floors, newly fenced play areas, indoor kennels, grooming station and newly remodeled office area. This building could be renovated into other options, including a horse stable. A rare find close to town, yet secluded with plenty of room to roam. Call Scott today for a viewing of this spectacular property.

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.

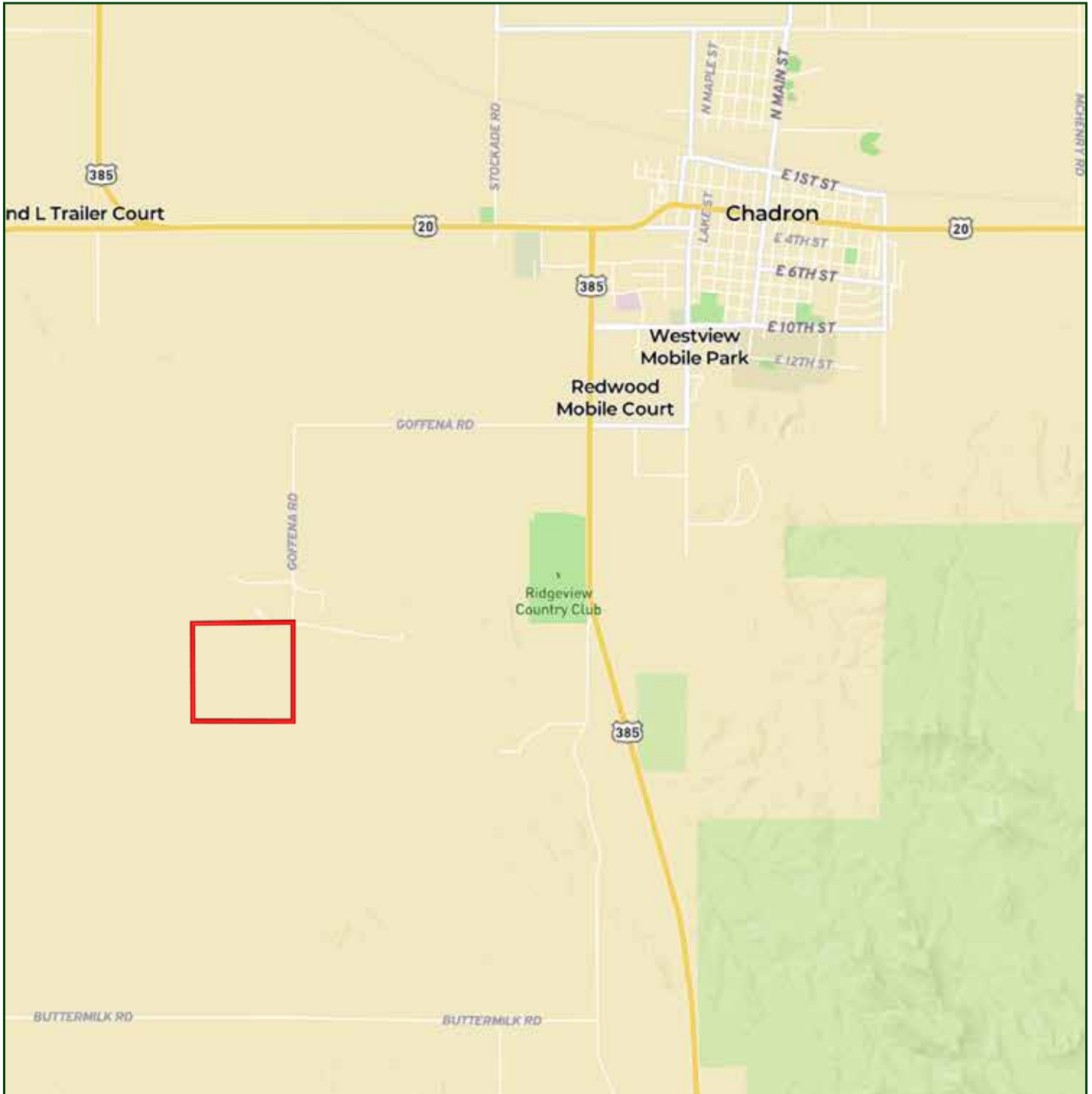
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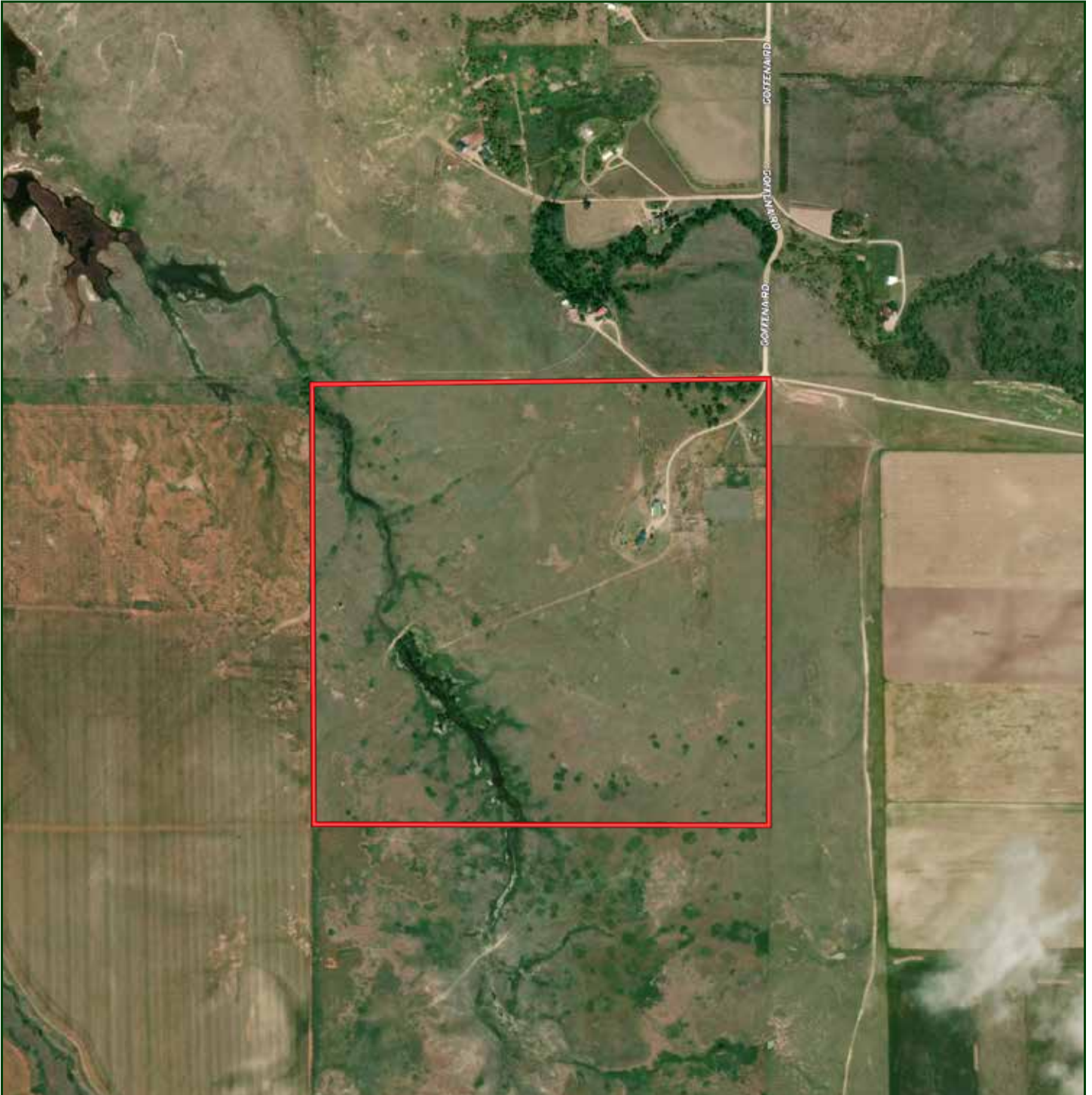
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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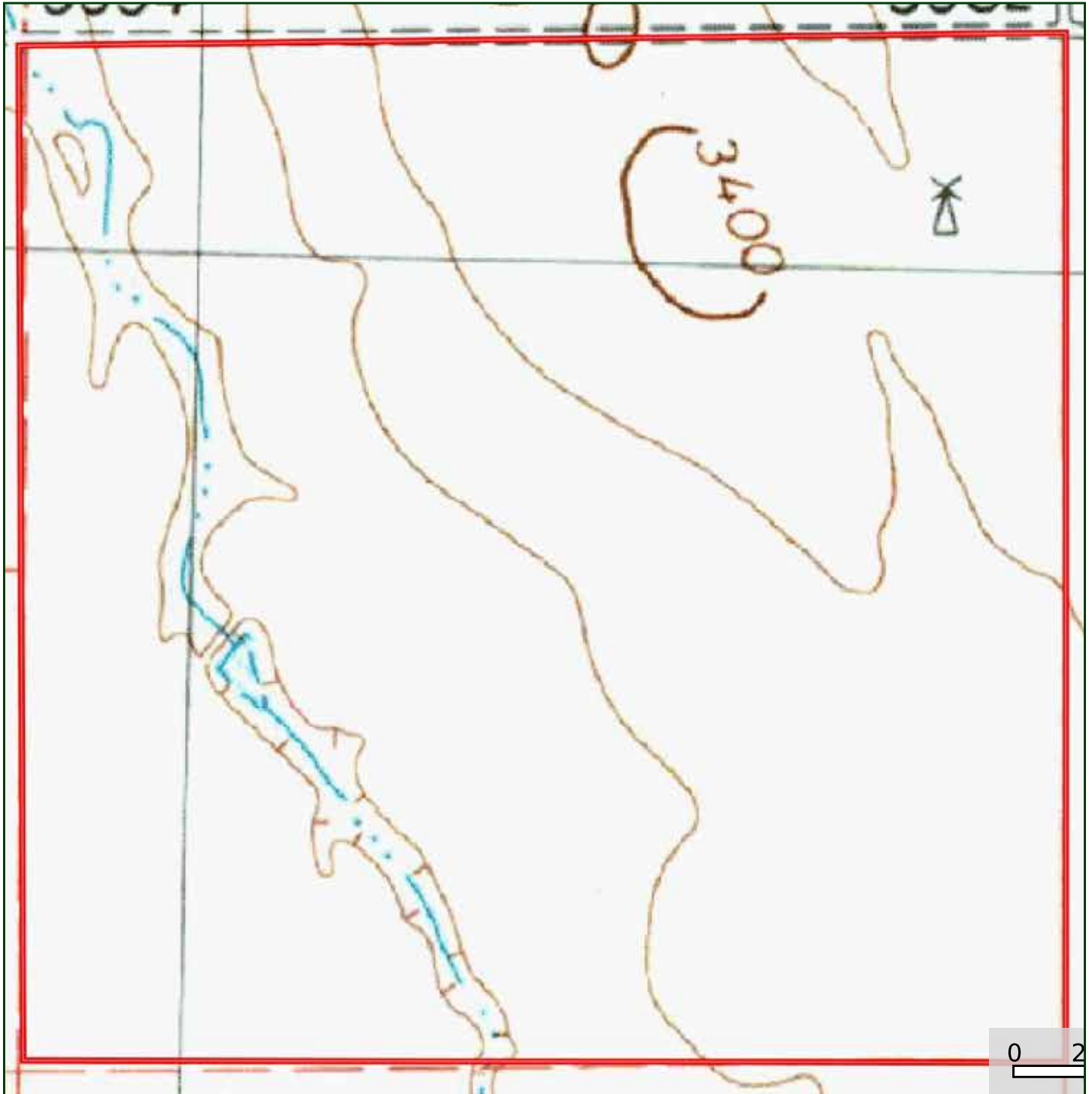
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TOPO MAP



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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, and DeAnn Vaughn

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2218 E. Walker Road • North Platte, NE 69101

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