



PINE RIDGE BORDEAUX ACREAGE



44± acres with two homes and scenic views.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	\$1,500,000
Location	5 miles East of Chadron, NE
Legal Description	PT NE1/4 24-33-48W of 6th P.M. Dawes County, Nebraska

Acres 44±

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 \$8,222.16

Property Summary

The ultimate Dawes county acreage. A total of 44 acres, with two homes and an insulated shop. House # 1 is a custom built home with an attached 750 square foot garage. The home is 1794 sq feet with an 880 sq. foot finished basemen built in 2007. It is 3 bedrooms and 3 bathrooms. The views are second to none and it is only 8-10 minutes east of Chadron.

The second home is a 2006 1568 sq. foot double wide mobile home. It is 3 bedroom and 2 bathrooms.

There is also a 48 X 40 insulated shop with 14 foot sidewalls and two overhead doors built in 2006. Out in the pasture just north of the homesite is a 40 X 12 X 10 open front shelter/shed for the livestock. The Owners have planted over 2000 trees over the years on this acreage, rural yet close to town. Call Scott for more information.

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.

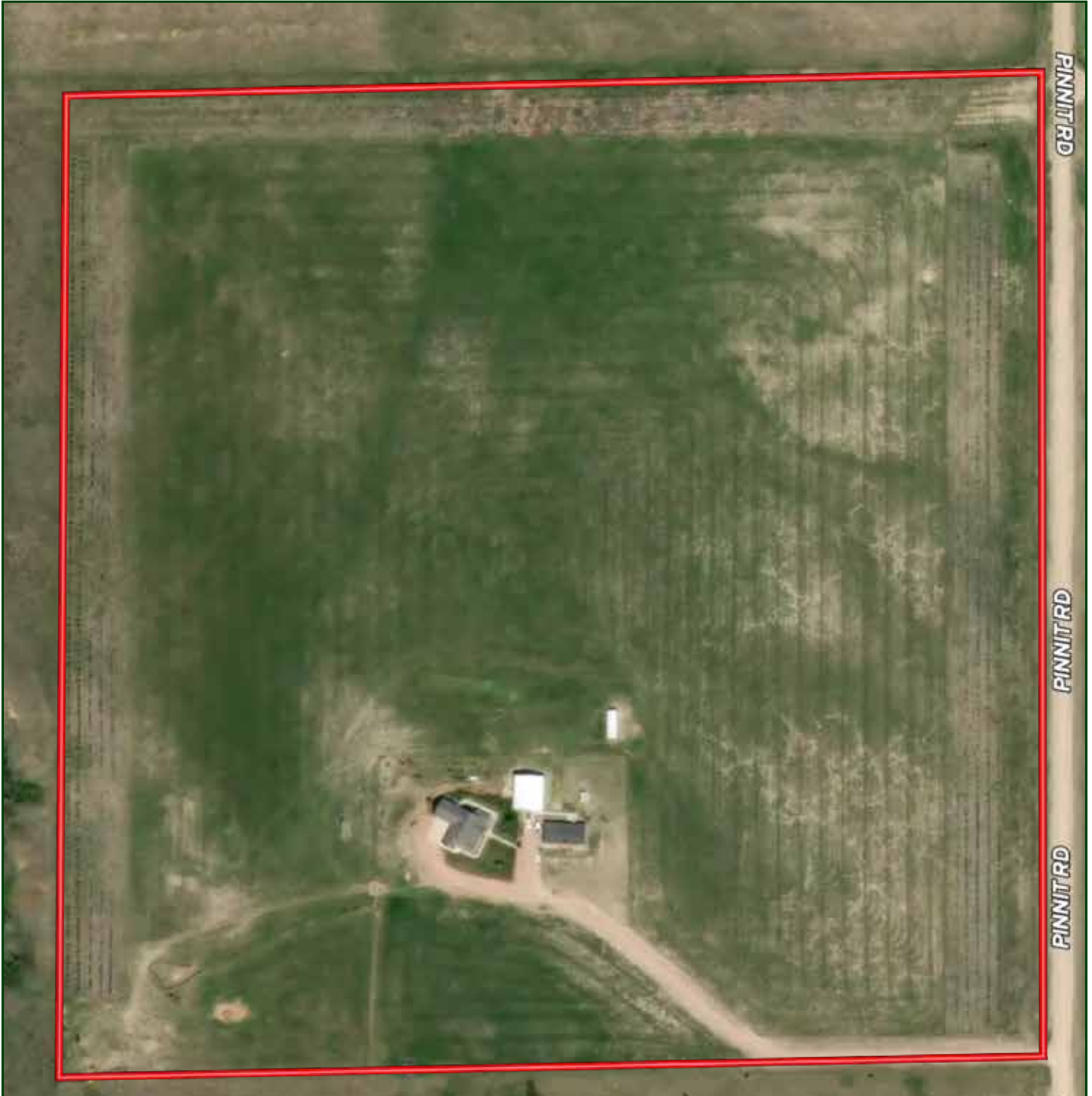
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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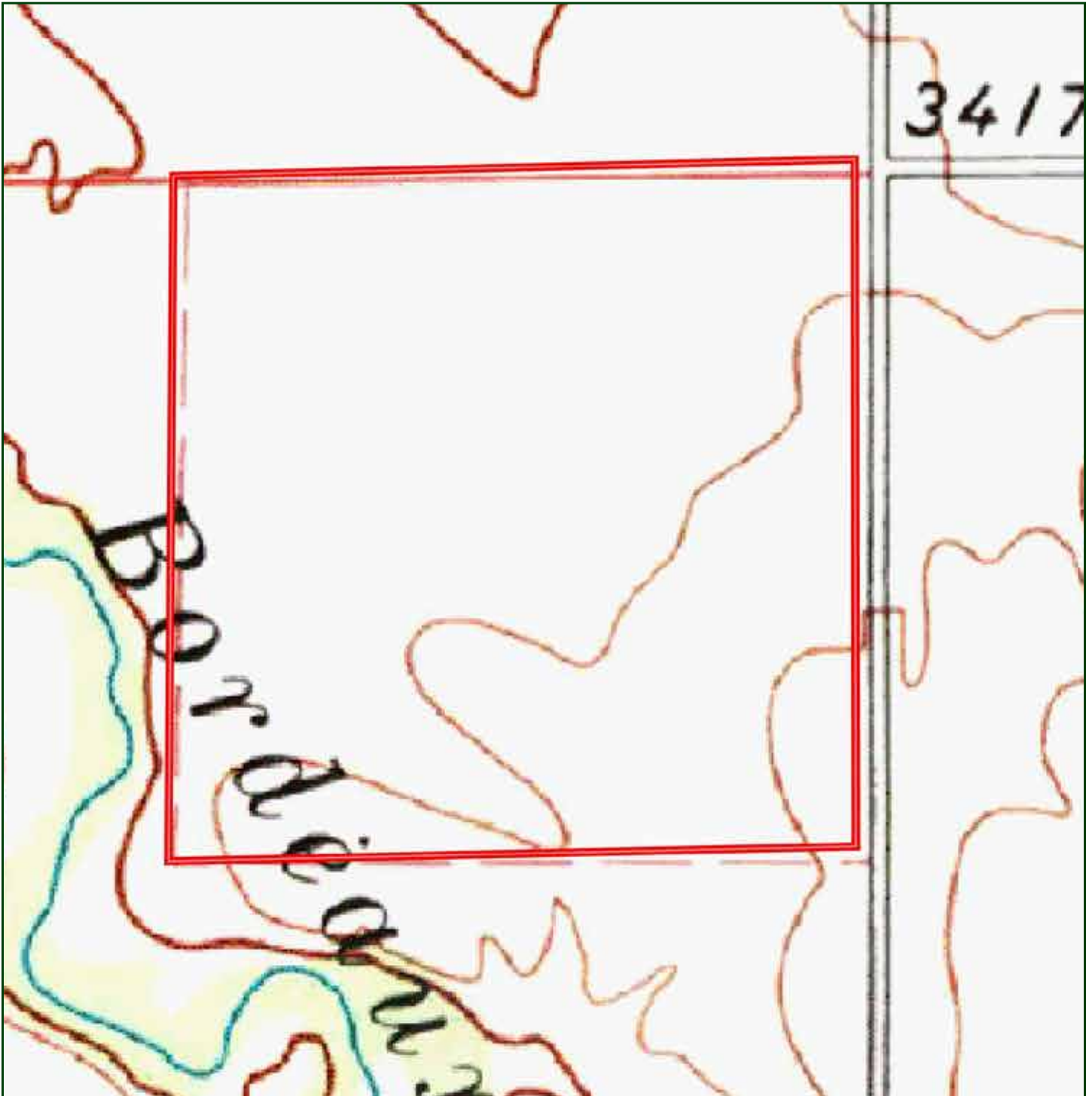
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TOPO MAP



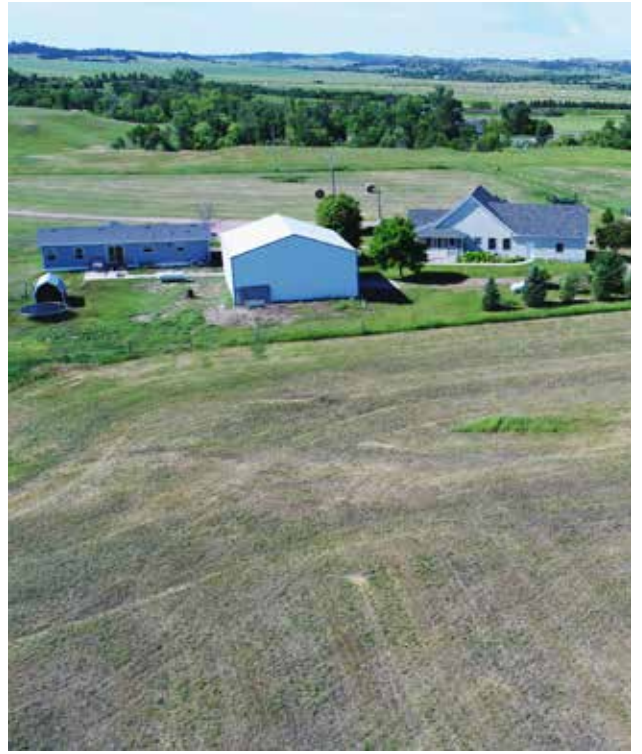
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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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