



SCOTTS BLUFF COUNTY RANCHETTE



A beautiful country acreage just North of Morrill, NE.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

~~\$925,000~~

\$853,000

Location

1 mile North of Morrill, NE | 20682 Liberty Oil Rd.

Legal Description

PT E1/2 SE1/3 (S OF CANAL) 10-23-57W of the 6th P.M. Scotts Bluff County, NE

Acres

Sub-irrigated pasture: 37.67±

Road, canal, homesite: 4.32±

Total: 41.99±

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

\$7,304.83

Property Summary

Here is an incredible ranchette just outside of Morrill. The home is a split level with 3324 sq feet with an attached two car garage. There are 3 bedrooms and 3.5 bathrooms. Outside, there is a 3124 sq. foot shop, with 12 ft. sidewalls with two overhead doors. It has a 952 sq. foot mother-in-law apartment with 1 bedroom and 2 bathrooms inside the shop. The West side of the building has a 90 foot loafing shed with an open front that could house livestock or equipment. There is also an open front shed North of the shop with a tack room attached. This would make an incredible horse property. The shop is big enough to pull a semi-truck and trailer inside, so could easily hold a big living quarters pickup and trailer. The driveway into this property off the county road has been built up and reinforced so that big equipment can pull in and out easily. Call Scott with questions or for a showing on this incredible 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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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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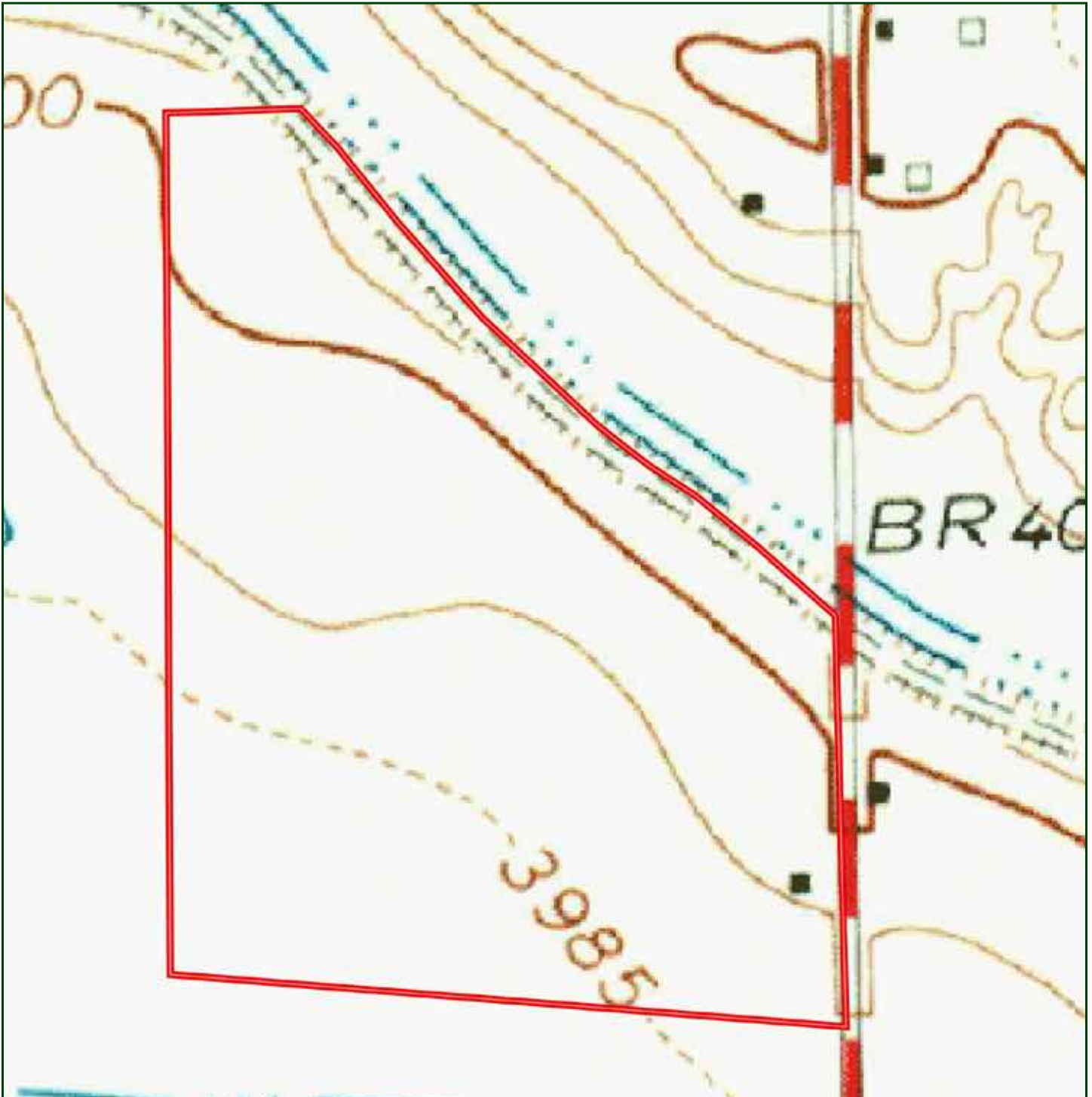
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TOPO MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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