



DAWES COUNTY CRAWFORD RANGELAND



399± acres with two homes and several outbuildings.

LEALA JIMERSON

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$785,000**

Location South of Crawford, NE

Legal Description

All in T29N-R51W of the 6th P.M. Dawes County Section 19 SE1/4;S1/2SW1/4 Section 30 N1/2N1/2

Acres 399.87±

Taxes - Estimated **\$4,267.66**

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

Options, options, options! 399.87± surveyed acres located in NW Nebraska just 15 miles South of Crawford. With the potential for an investment property (Airbnb), second home for extended family, or cattle operation complete with a few horses, goats, sheep, chickens...whatever you like. This property could be the one for you!

Enjoy two homes, several outbuildings, and pens on nearly 400 acres of grass pasture. The pasture land is cross-fenced into four large pastures, and three closer to the house. There is one for winter pasture, and horses. The property has 4 wells; two that service the house and outbuildings. Two addition wells provide water in the pastures including one solar powered well.

The cabin is currently rented out for \$1,000/month.

The sellers is taking all panels. There is a propane generator, with control box installed inside the house. The generator runs the well and all outlets in the house.

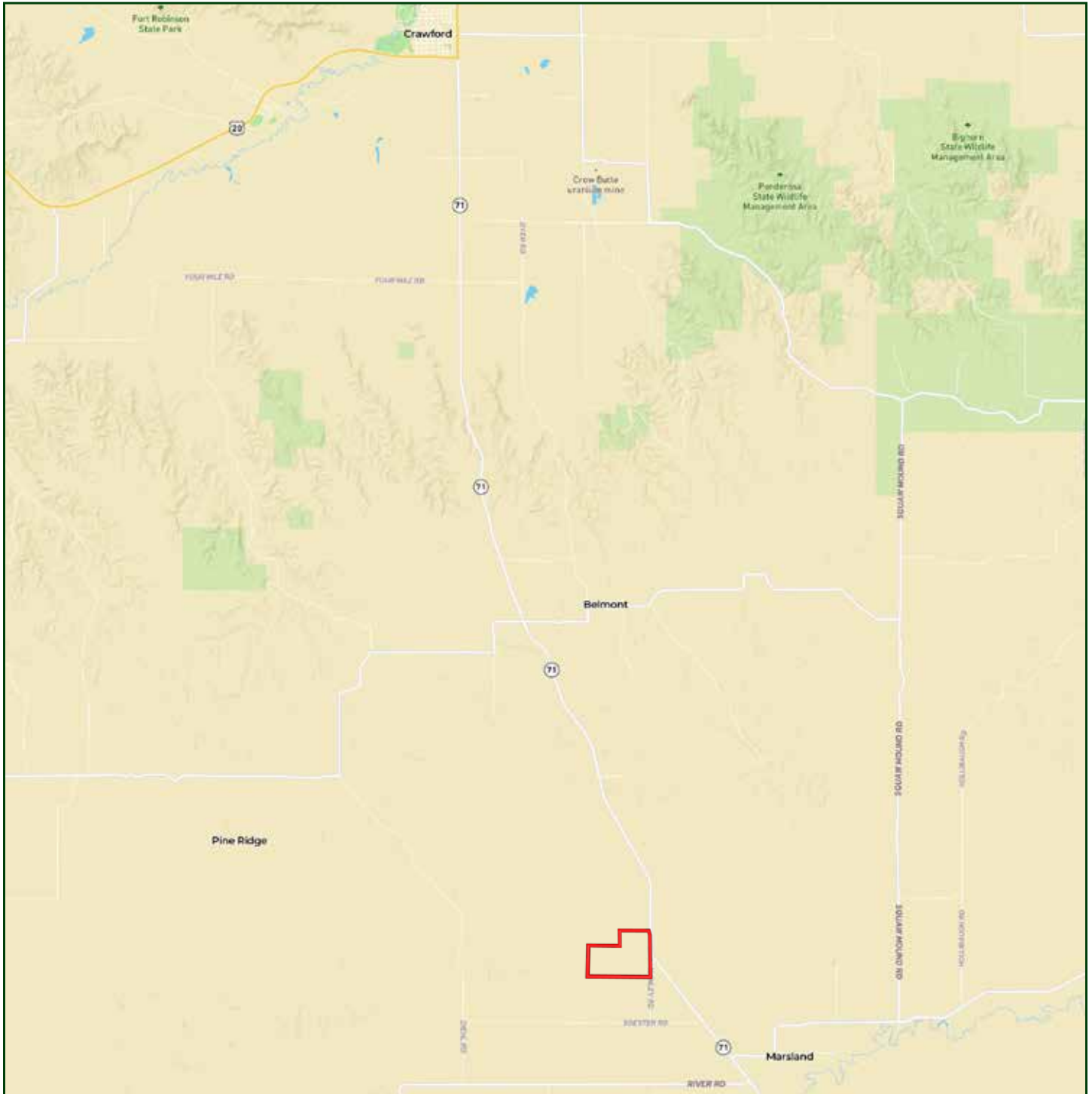
Well info

G-181197 Dm 6gpm, 300', Pm 280', St 190' PWL 280'
G-154541 Dm 10gpm, 240', Pm 220', St168',PWL 200'
G-182102 LS 11gpm, 220', Pm 160', St 115', PWL 120'
G-115744 LS 10gpm, 180', Pm 160', St 125', PWL 135'

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.

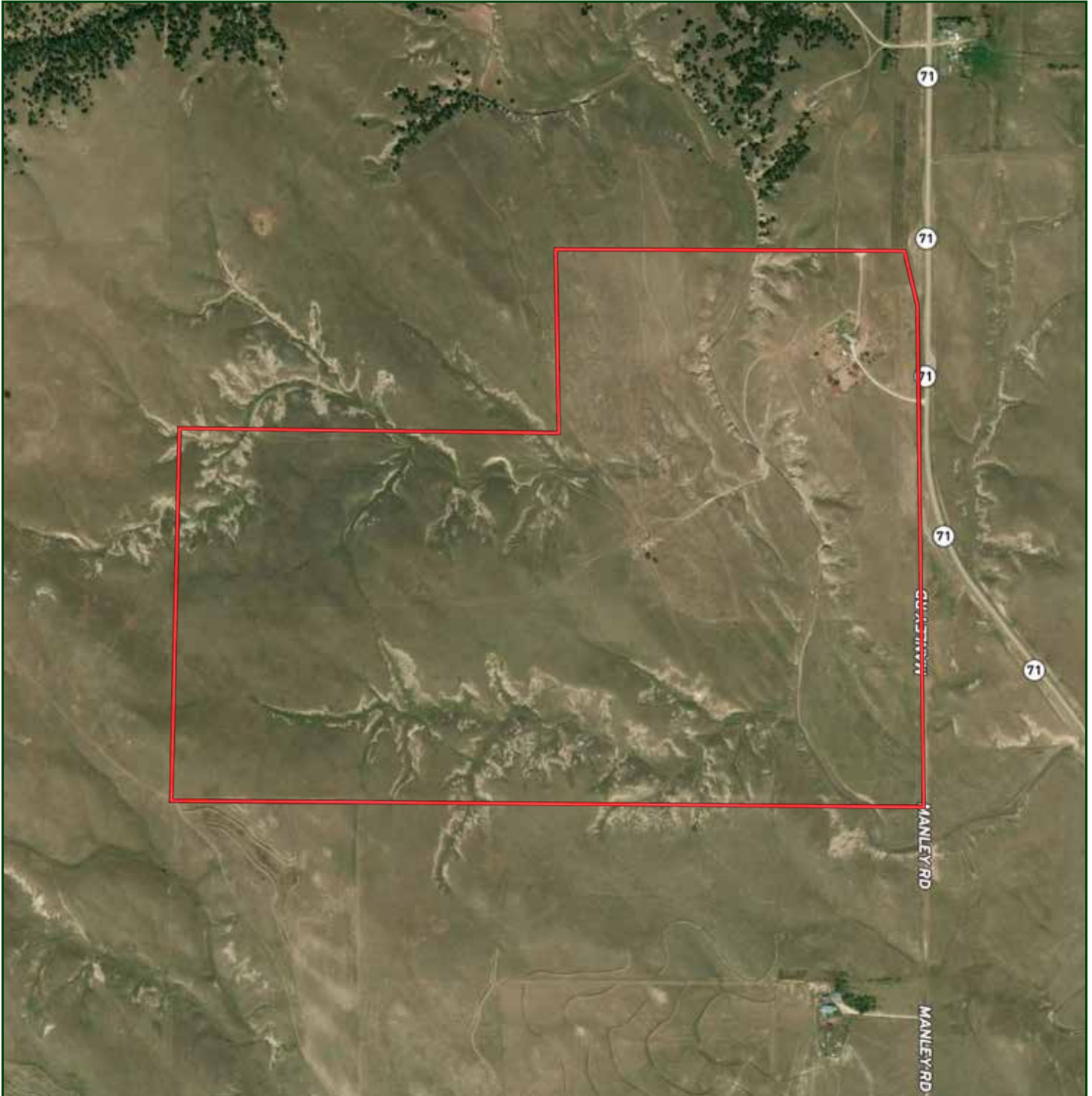
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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