



## NORTH PLATTE RIVER HOME AND ACREAGE



A 19± acre parcel with a home and North Platte River frontage.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY HIGHLIGHTS

## List Price

~~\$900,000~~

**\$625,000**

## Location

North edge of Sarben or 7 miles NE of Paxton, NE  
420 Sarben B Street, Paxton, NE 69155

## Legal Description

All in S23-T14N-R35 west of the 6th P.M. Keith County, NE ALL BLK 15 & 18 SUDMAN'S ADD ALL BLK 23 SUDMAN'S ADD TR IN W1/2

## Acres

**19.24±**

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

**\$1,319.03**

## Property Summary

Here is the acreage everyone is looking for. In a small unincorporated town, a very comfortable 3600 Sq. foot home and a barn with North Platte River frontage. There is an attached 720 sq foot garage, and a 24x24 foot shop. The home is 2 bedroom and 2 bathrooms and was built in 1990. Just north of the house and barn, the accretion ground is very heavily wooded with deer and game trails crossing the property. All of this only 10 minutes north of I-80 or 30 minutes from Ogallala and 45 minutes from North Platte. If you like to hunt or want a small horse property or both, this is your property.

Call Scott for a showing on this property as it probably won't last long.

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.

**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)



# AERIAL MAP



Boundary lines are estimates - Map for illustration only

# UP CLOSE LOCATION MAP



Boundary lines are estimates - Map for illustration only

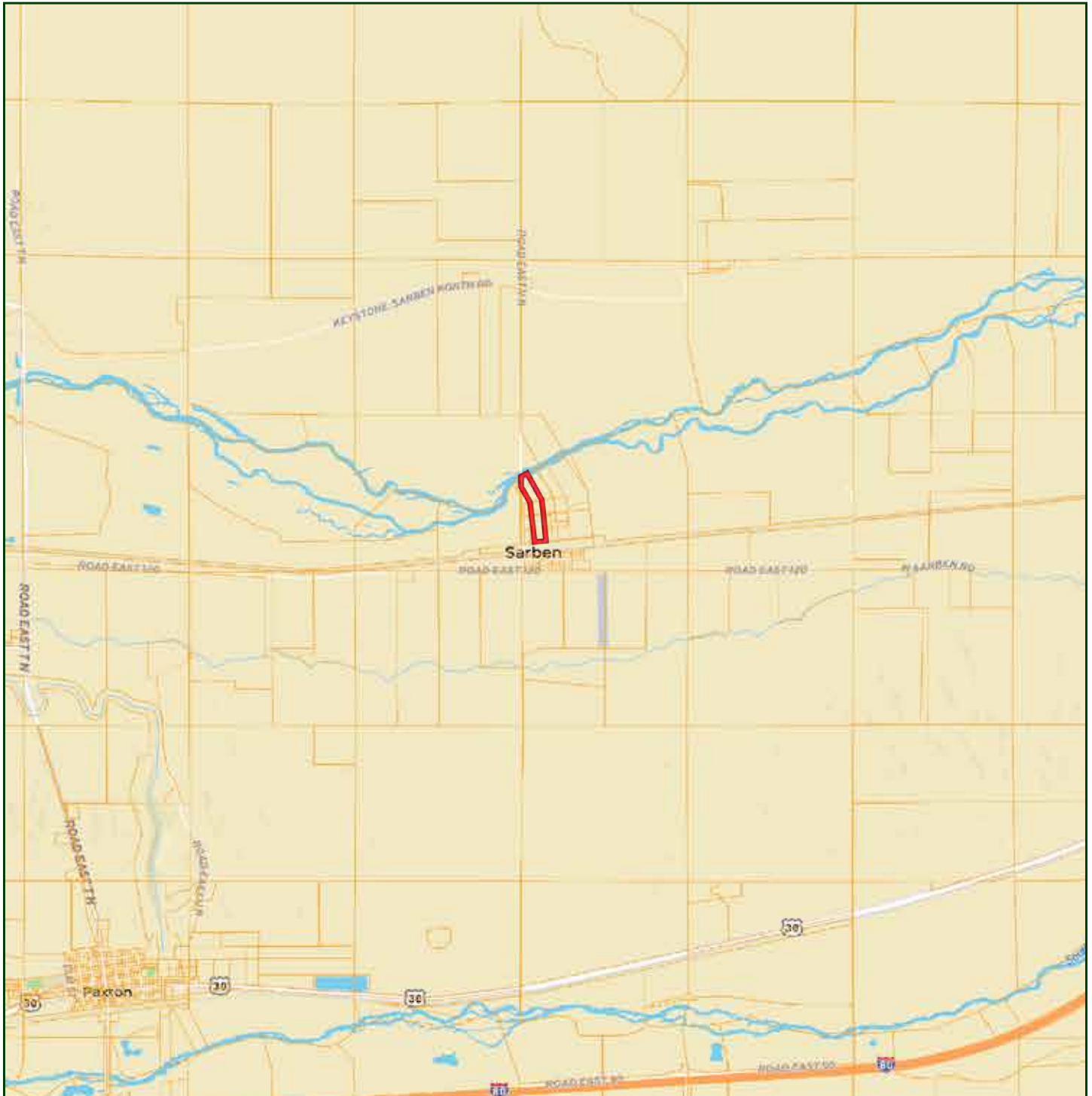
**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# LOCATION MAP



Boundary lines are estimates - Map for illustration only



# PROPERTY IMAGES



**SCOTT SAULTS**  
Associate Broker  
Scott's Cell: 308-289-1383  
Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)



# PROPERTY IMAGES





## NEBRASKA EXPERTS, NATIONAL EXPOSURE

### Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://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

Like us on Facebook

[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

## SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)