



**10641 S. OLD HWY 83
NORTH PLATTE, NE**



A beautiful country estate with 51± acres of breathtaking views.

Co-Listed by:

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PROPERTY HIGHLIGHTS

List Price **\$2,000,000**

Location 10641 S. Old Hwy 83, North Platte, NE 69101

Legal Description

SE1/4 2-12-30 51.03ACRES, NORTH PLATTE, LINCOLN COUNTY NEBRASKA

Acres 51.03±

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 **\$4,651.41**

Property Summary

Enjoy breathtaking views from the dining room table of this amazing estate in the heart of central Nebraska. This exceptionally appointed property comprised of 50± acres and a gorgeous 7,000 plus square foot custom built home with a 92x90 furnished shop, surrounding the shop sits 20 antique Wahoo wooden granaries, with power furnished to each one, this property is simply amazing.

The home was built in 2004 of the finest materials possible by one of the most respected builders in our area with over 30 years of experience. Just as you walk through the home one can feel the quality bonus luxuries like the width of the hallways, the height of the ceilings, 8x12 pitch roof, plus the design is world class craftsmanship.

***Agent note:** Tornado shelter in the bottom level. The home has 180 degree wrap around deck to overlook the beautiful landscape plus let the dogs run free with a complete fenced in backyard.

Home features: Electric heat pump, propane fireplace, 600 amp electrical panel, RV hookups and separate septic system, extra detached 14x24 all brick garage & solid brick construction on the home. Lower level of home has ICF concrete construction, Pella windows throughout, three bedrooms up, and three bedrooms down with 2 full baths and one half bathroom.

***Agent note:** The bottom floor of the approximately 3,500 square foot basement has excellent Airbnb income and can be closed off to keep noise at a minimum with lockable gate doors that close off the basement area with its own ingress and regress.

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

The Land: Plenty of recreational opportunities arise on the 50 plus acres including Whitetail Deer, Mule Deer, Wild Turkeys, plus Morning Dove, and trapping opportunities. The land has also been subdivided into separate parcels with an established road to those areas if a buyer would like that extra income from selling the lots. There is a picture perfect functional windmill that sits just in the right spot, which would come in handy if you have a couple horses or a couple cow/calf pairs.

The Shop: The 92x90 shop is just amazing and carries the name Grain Bin Antique Town which is synonymous as a high quality antique destination widely known throughout the country with the 20 granary bins to display all the goods. Locals and people from afar come here to shop for those hard to find items.

Shop features include: Fully finished bathrooms, loft area, woodshop, cold storage, very tall ceilings, mostly finished walls with insulation and excellent lighting, and concrete floors.

***Agent Note: Purchase price does not include antique inventory.** All prospective buyers must have acceptable credentials or a lenders pre-approval letter for private showings. If a potential buyer is interested in purchasing the business along with the home a profit/loss portfolio will be available to view and will need to sign a non-disclosure agreement.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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AERIAL MAP



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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