



WHITE RIVER RECREATIONAL ACREAGE



A wildlife haven North of Crawford, NE.

LEALA JIMERSON

Sales Associate

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PROPERTY HIGHLIGHTS

List Price	\$750,000
Location	211 Mansfield Road, Crawford, NE 69339
Legal Description	24 32 52 PT S2NE4,PT N2SE4-TRACT B
Acres	43.97±
Taxes - Estimated	\$1,694.32

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

White River Acreage is located 4 miles from Crawford, just over 7 miles from Fort Robinson, 22 miles from Chadron, and just around 2 hours from the heart of the Black Hills you'll be able to enjoy the beautiful outdoors this area has to offer! This property is perfect for a recreational home base, the horse lover or someone wanting to run a few cattle. The White River meanders through the property bringing in deer, bobcat, mountain lion, and wild turkeys. The property owners have caught rainbow trout and catfish from the river running through the property.

This is a 3 bedroom, 3 bathroom, 2112 sf home with a 1536 sf finished basement. You'll find the bedrooms privately tucked away off the main living room and dining area. The master bedroom has a walk-in closet in the bedroom, and another walk-in closet in the bathroom where you'll also find a large bathroom with a walk-in shower.

The home has a mud room with laundry room and bathroom with shower. There is a sunken great room with fireplace (needs work) and small bar area. The focal point of the room is a large wagon wheel light over the dining room area.

The property has a 60 x 32 quonset with concrete floor, a barn with a tack room and four stables....both with electricity!! There are also two other outbuildings for storage and a two car detached garage. The property also features a hunting blind and a round pen.

The water line from the well to the house, and water and sewer lines throughout the house have been replaced and a new drain field was put in this year (2022). The house also has a new steel roof.

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.

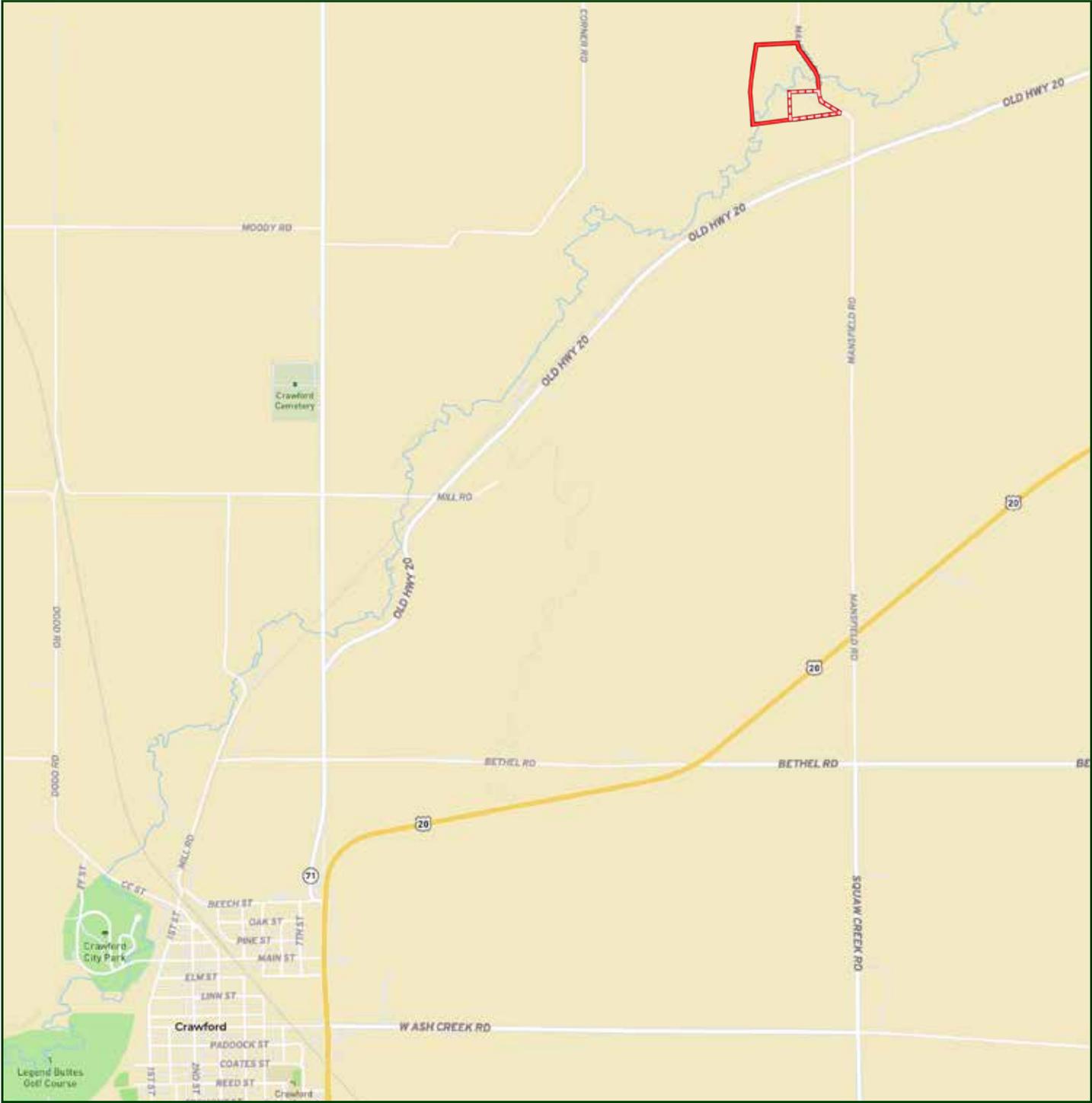
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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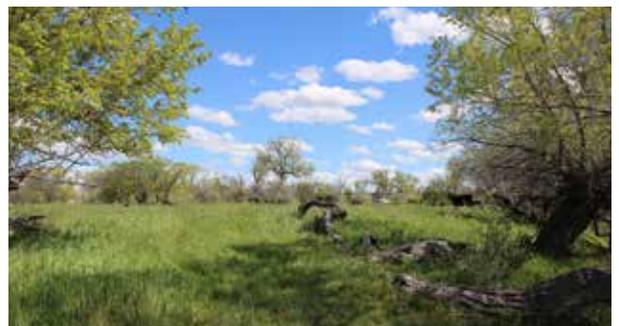
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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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