



## CHADRON ACREAGE



A 55± acre parcel just minutes from Chadron, NE.

LEALA JIMERSON

Sales Associate

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# PROPERTY HIGHLIGHTS

## List Price

**\$550,000 for both tracts**  
**\$350,000 Home 25± acres**  
**\$200,000 Vacant land 30± acres**

## Location

71 East Dakota Junction Rd., Chadron, NE

## Legal Description

11 33 49 PT NE4-NORTH OF RR

## Acres

55.1± for both tracts

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

**\$1,371.70 for both tracts**

## Property Summary

You've got options with this property located 9 minutes from Chadron! Either remodel the current Sears and Roebuck home, or build a dream home with a view! The existing home can be utilized as an Airbnb, or guest house. You'll have 55.1 acres for a hobby farm, a couple horses, run a few cattle, or just to enjoy the open range.

The seller is installing a new septic. All personal property will be removed before day of closing.

## Improvements/Outbuildings

32x18 farm utility building  
36x15 loafing shed  
38x20 farm utility building  
12x10 tool shed  
14x12 tool shed  
8x8 tool shed

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.

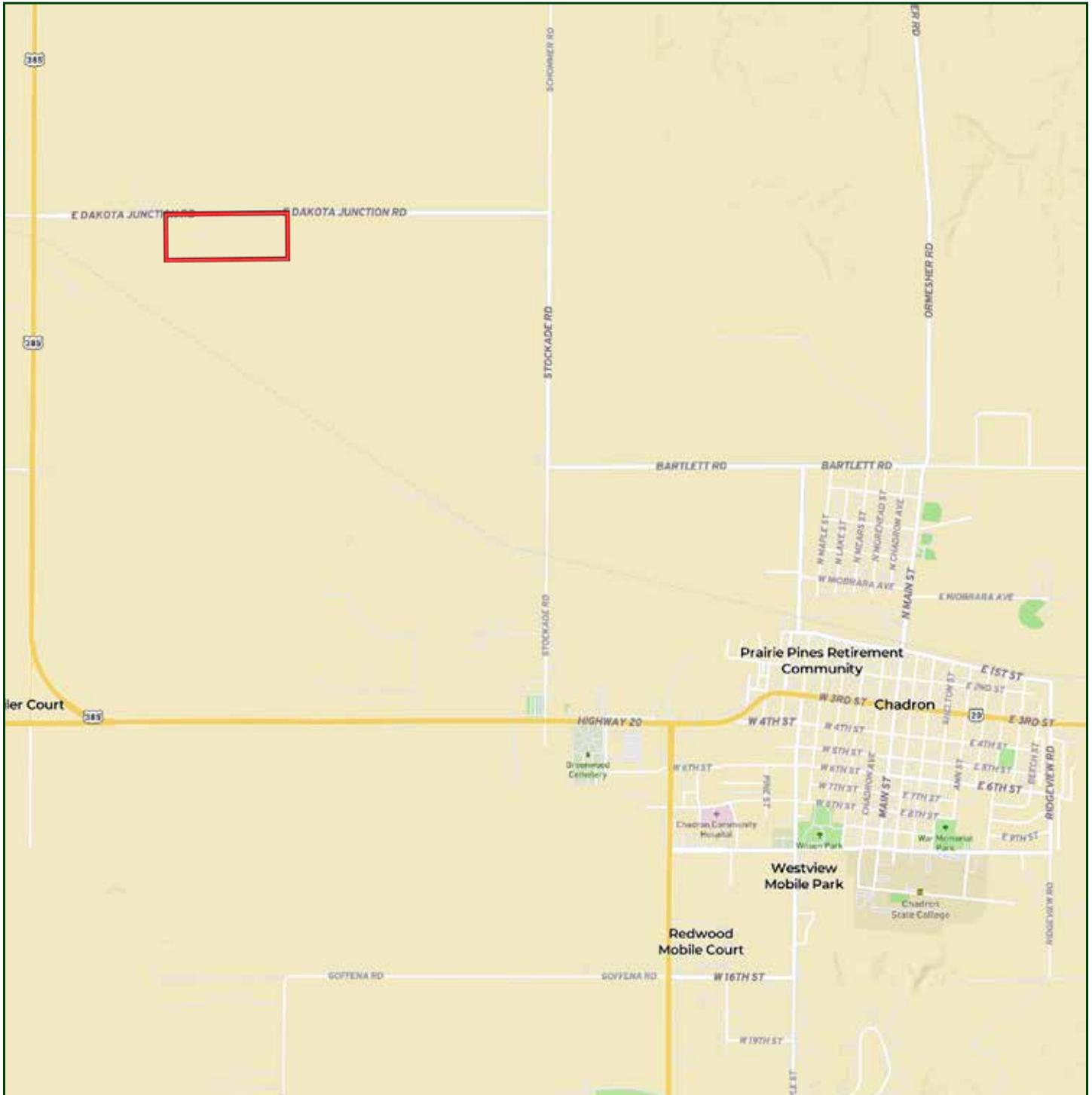
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# LOCATION MAP



**Boundary lines are estimates - Map for illustration only**



# AERIAL MAP



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# PROPERTY IMAGES





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## NEBRASKA EXPERTS, NATIONAL EXPOSURE

### Contact Information

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