



SCOTTS BLUFF COUNTY ACREAGE



25+ acres with views of Wildcat Hills-the perfect setting for a dream getaway.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$120,000**

Location 15 miles West of Scottsbluff, NE

Legal Description

PT S1/2 NW (N & E OF RD) 2-21-56 West of the 6th P.M. Scotts Bluff County Nebraska

Acres **25.87±**

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 **\$105.78**

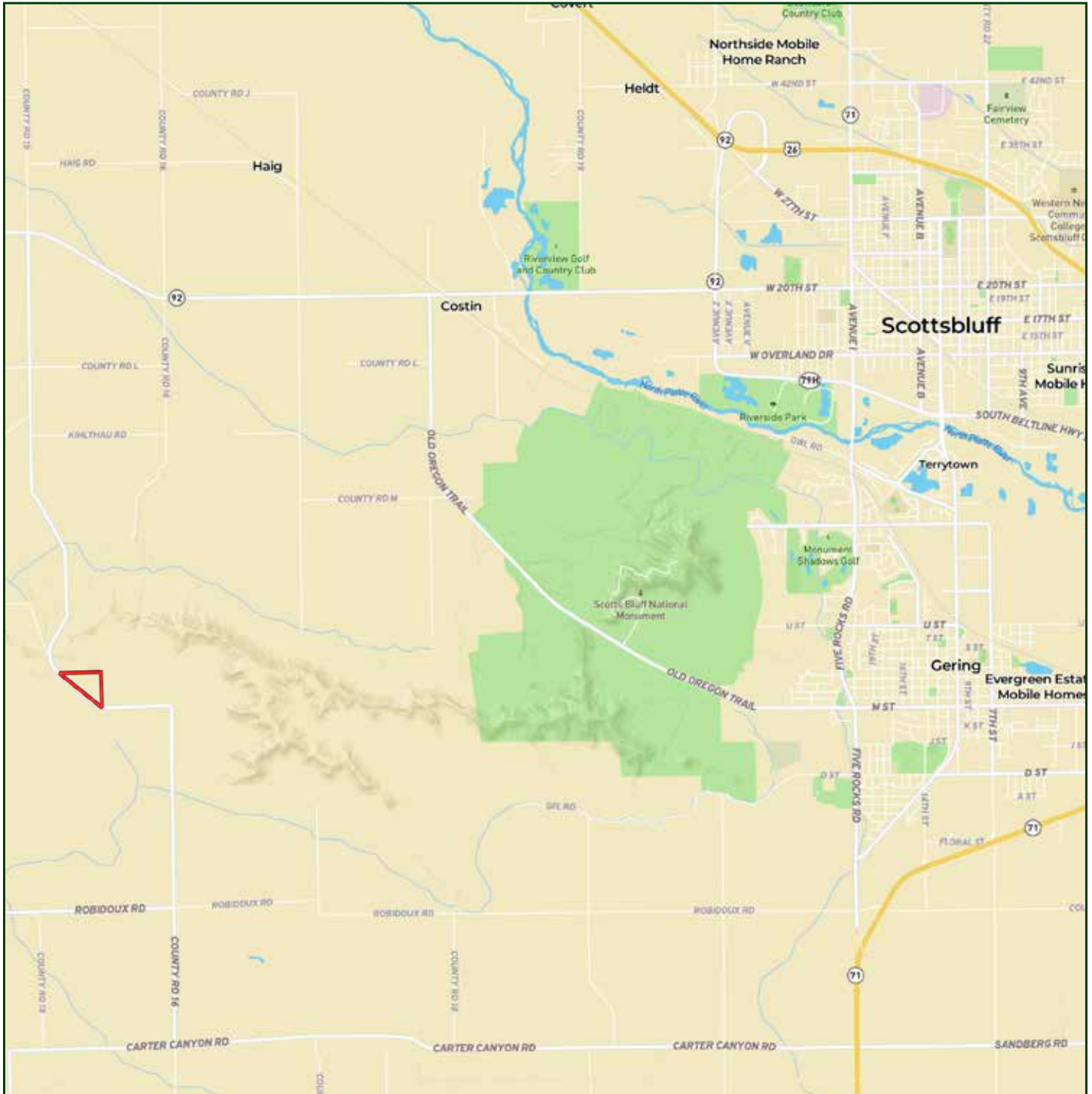
Property Summary

Here is a great acreage on Rifle Site Pass Road. 25± acres that overlooks the Wildcat Hills. Power is on the county road and is ready to build your dream getaway! This property is fenced and has access directly off Rifle Site Pass Road. It's close enough to have an easy commute to Scottsbluff or Gering, but far enough out to not have neighbors looking over the fence. This would be a great spot to build a country home or have a barn and corral for your horses. Don't let this nice acreage get away. If you are looking for a place in the country this is the one. Call Scott Saults for any questions.

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.

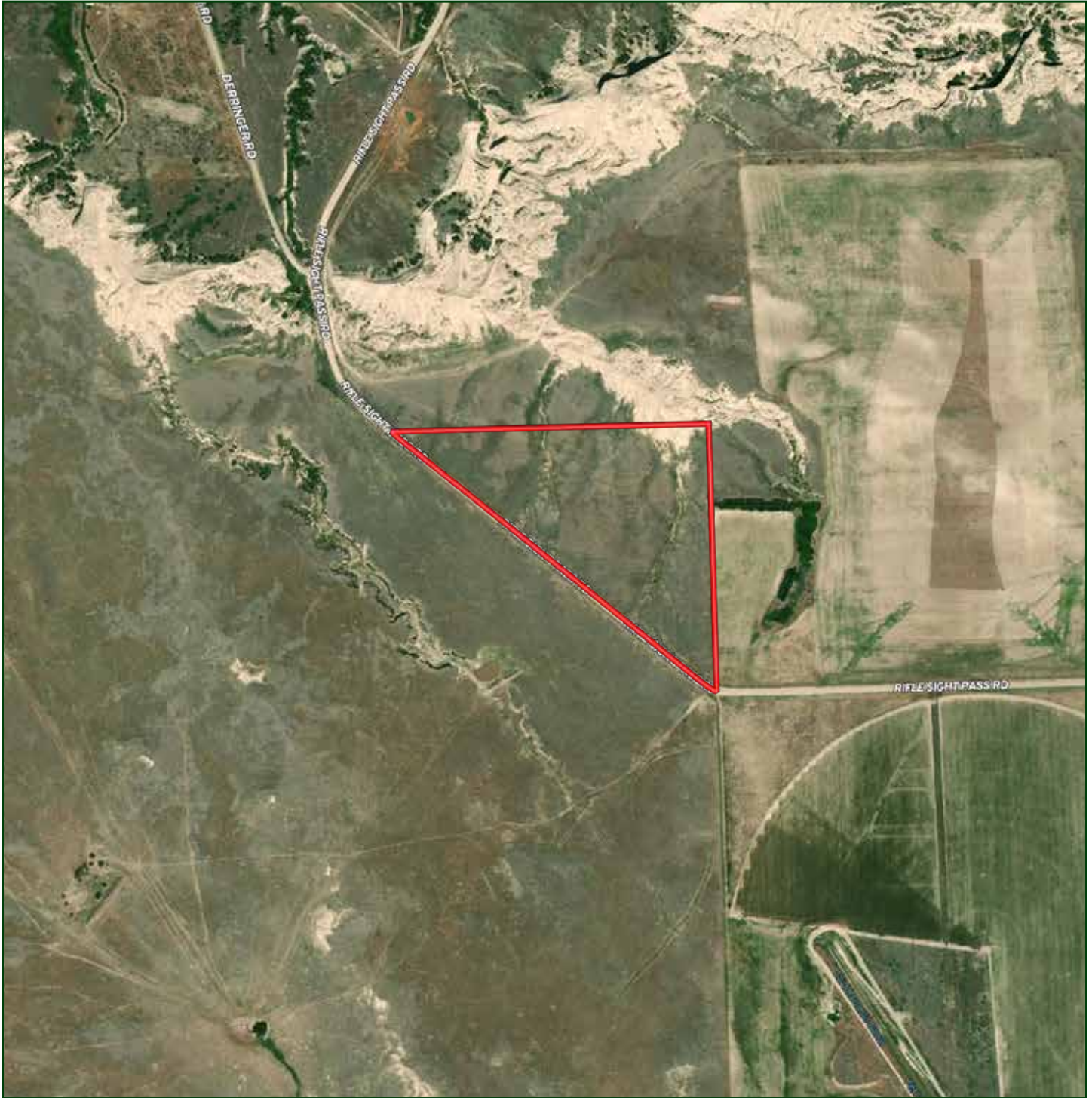
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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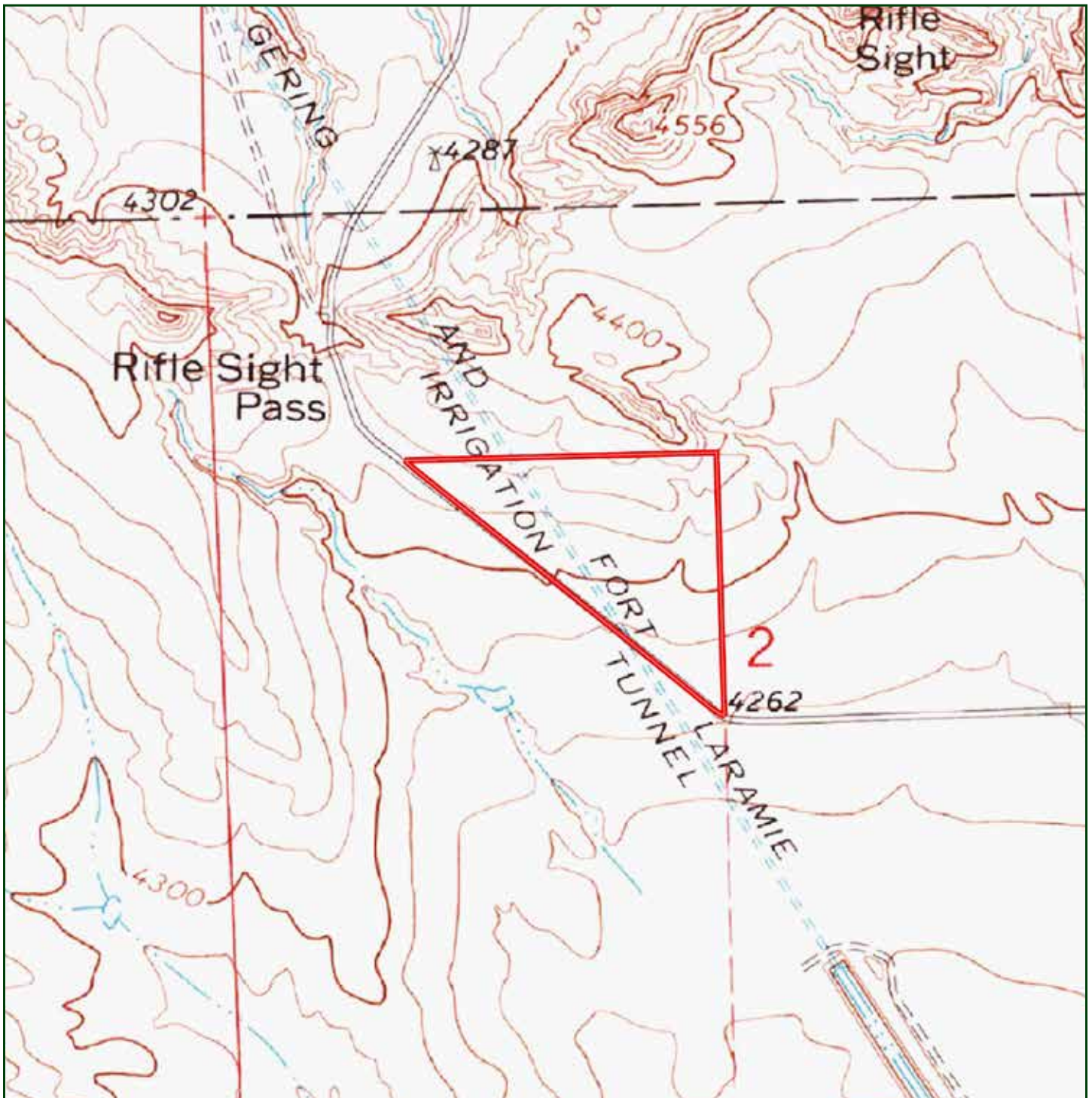
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TOPO MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

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