



## WRIGHT WAY FARMS



A peaceful acreage with recreational appeal and agricultural amenities.

JAKE MCQUILLEN

Sales Associate

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# PROPERTY HIGHLIGHTS

## List Price

**\$3,000,000**

## Location

27450 SW 32nd Rd., Beatrice, NE 68319. From downtown Beatrice, NE head West on US 136 1 mile, then South on SW 32nd Street .75 miles.

## Legal Description

4 3 6 SEC 4-3-6 IRREGULAR TRACT IN W 1/2 SW 21.04 AC & 4 3 6 SEC 4-3-6 COM AT SE COR SW NW TH W 578' N 753.63' E 578' S 753.63' TO POB 10.00 AC

## Acres

31.04±

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

**\$4,981.28**

## Property Summary

Opportunities like this are few and far between. 31 acres located just five minutes from downtown Beatrice, with paved road access and exceptional potential. This property offers a blend of residential comfort, recreational appeal, and agricultural income. The well-maintained ranch-style home features 3 bedrooms, 3.5 bathrooms, a non-conforming fourth bedroom, radon mitigated, and an attached three-car garage. Complementing the home is a substantial 64 x 72 concrete shop built in 2017, ideal for equipment storage or a variety of uses. Outdoor amenities include two stocked ponds and approximately 10± acres of established alfalfa, making this property highly attractive for wildlife. With a proven history of trophy whitetail deer and turkey, it offers outstanding recreational and hunting opportunities. The landscape offers apple trees, timber, and tree lines, provides ideal habitat and cover for wildlife. For agricultural use, the property includes well-maintained cow lots, complete with high-tensile fencing, a bunk line, and catch pens perfect for raising your own beef or expanding a small livestock operation. This acreage is on the public water system and is conveniently situated near public utilities, making future development a viable option. Whether you're looking for a peaceful rural residence, a recreational retreat, or an investment for your portfolio, do not miss your chance to own this exceptional piece of land.

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.

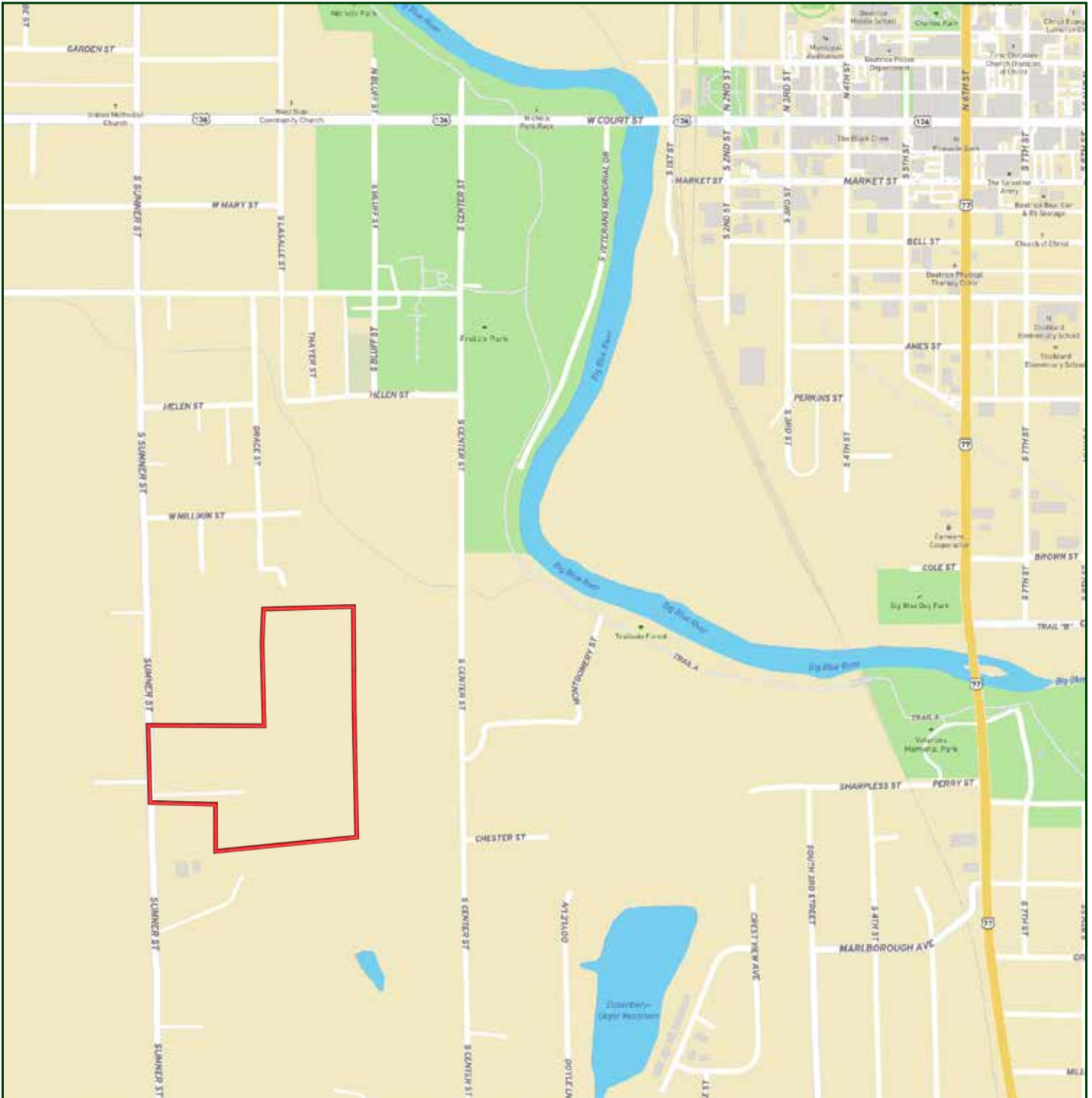
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only



# AERIAL MAP



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## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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