



MCPHERSON COUNTY GRASS AND RECREATION



160± acres of Sandhills rangeland with excellent hunting.

JON FARLEY

Sales Associate

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PROPERTY HIGHLIGHTS

List Price

\$600,000

Location

North of Tryon, NE.

Legal Description

N2NW4-S2N2-S2--27-20-32, TRYON, MCPHERSON COUNTY, NEBRASKA

Acres

160±

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

McPherson County Grass and Recreation is located in the heart of the Nebraska Sandhills, which offer the best cattle grazing and opportunities to harvest many top-notch mule deer. This property could make an excellent base camp for an outfitter, as it has a beautiful farmstead with outbuildings and a huge wood barn with corrals to keep your horses or use for a small cattle operation. This property would be perfect for the growing family that wants to enjoy quiet peaceful sunrises and sunsets in the famous Nebraska Sandhills.

The home has 4 spacious bedrooms with the master bedroom on the main floor, making everything you need on the main floor. Enjoy a large open kitchen, spacious living room, and the outside yard has underground sprinklers to keep the yard beautiful. Everything a family would need already exists on this property. Hurry, this acreage won't last long!

This property is located roughly 1 hour away from the Dismal River Golf Club, and about 30 minutes from the Sandhills Golf Club. The nearest airport is in North Platte, approximately 45 miles away, offering daily United Airlines flights. Major city amenities such as fast food restaurants, shopping, and a major hospital are located in North Platte as well. Mullen, about a 30 minute drive, offers a small grocery store and a rural health clinic.

AGENT NOTE: This property is not fenced. The Seller with fence it at Sellers expense with a strong offer!

HOME DETAILS:

2,719 sqft | 4 bedrooms | 2 bathrooms

30x36 detached 2 stall garage with cement floor

40x72 metal shop with cement floor

Wood barn with corrals

The well for the home also supplies water to the stock tank located next to the barn and corrals.

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.

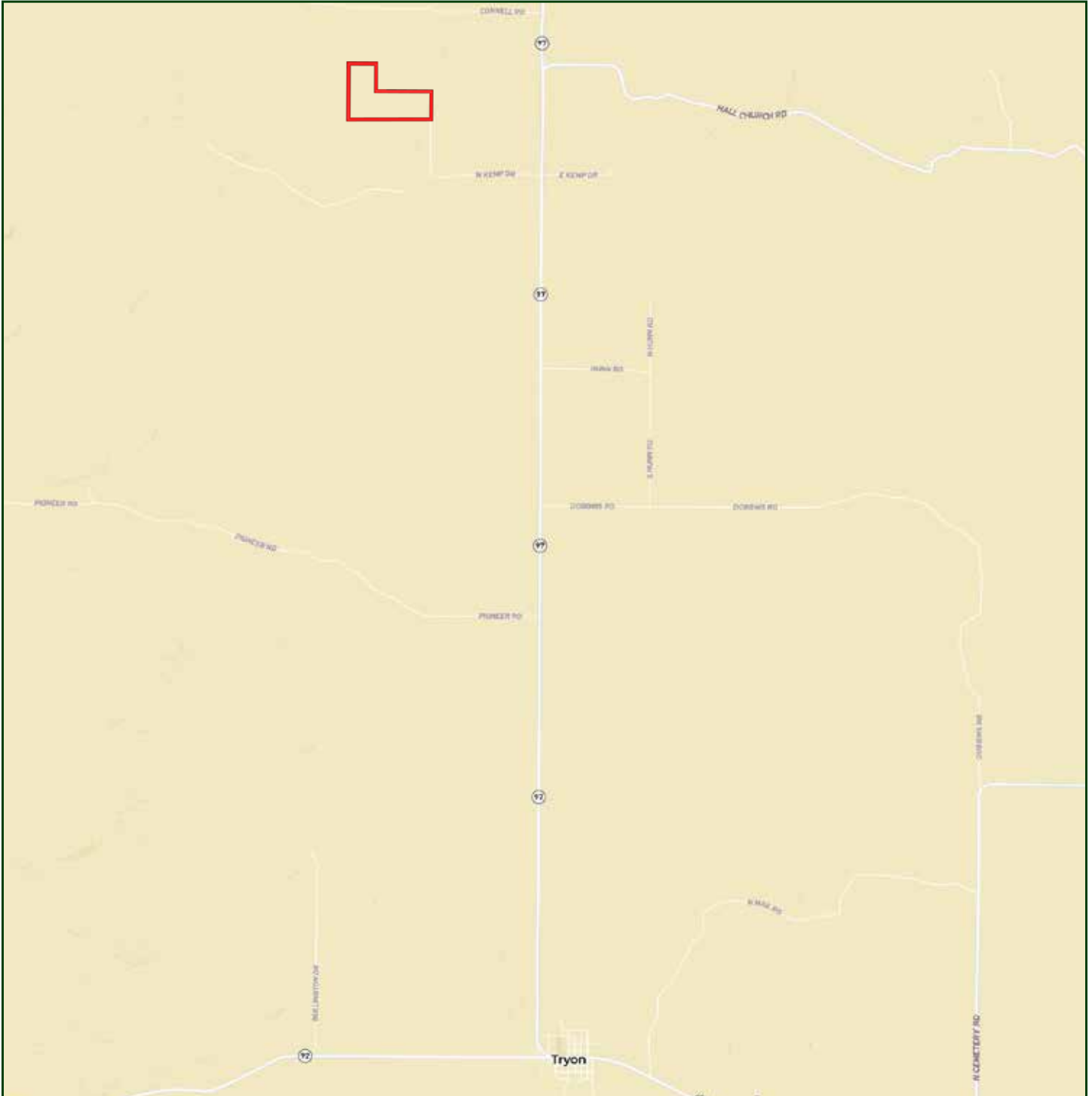
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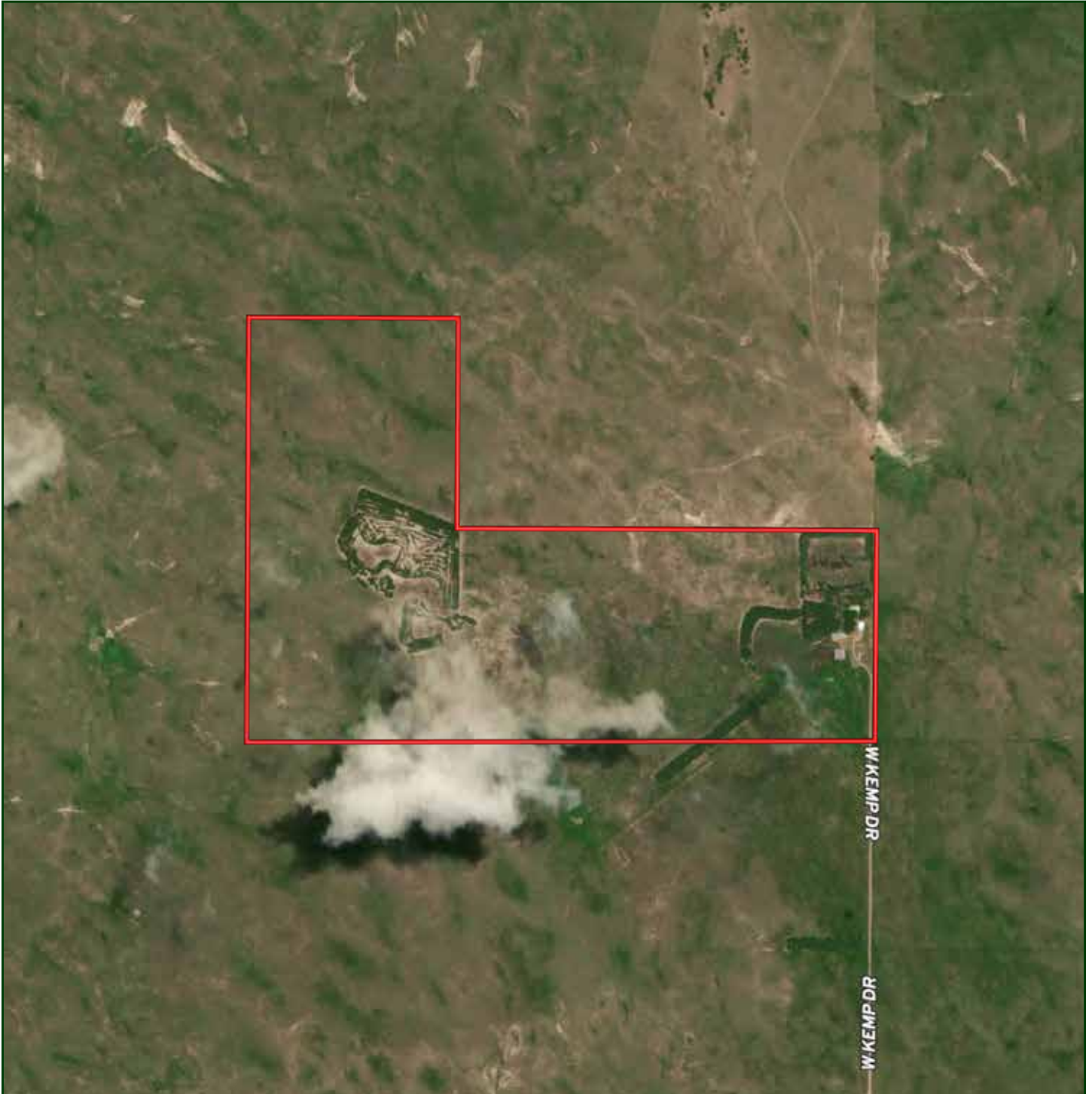
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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