



## MADER RANCH



407± acres of pasture land with a large home just East of Kimball, NE.

**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY HIGHLIGHTS

**List Price** **\$1,500,000**

**Location** 5151 East Highway 30, Kimball, NE

## Legal Description

9 ACRES IN NW 1/4; E1/2 (LESS PART OF E1/2 OF NE1/4)& A TRACT; & SW 1/4 LESS TRACTS IN 31-15-54  
West of the 6th P.M. Kimball County Nebraska

**Acres** **407.08±**

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** **\$6,137.16**

## Property Summary

Here is a great home in the country with 407 acres of grass. This is the perfect place to run horses, cattle, or simply enjoy wide-open spaces. Located just east of Kimball between Highway 30 and Interstate 80, it is a perfect combo of country yet located close to town. The home was built in 2007 and features 2 bedrooms and 2 bathrooms with 2579 sq. feet. This is the perfect place to enjoy the quiet country lifestyle with room to roam.

Call Scott Saults with any questions or to set up a showing.

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.

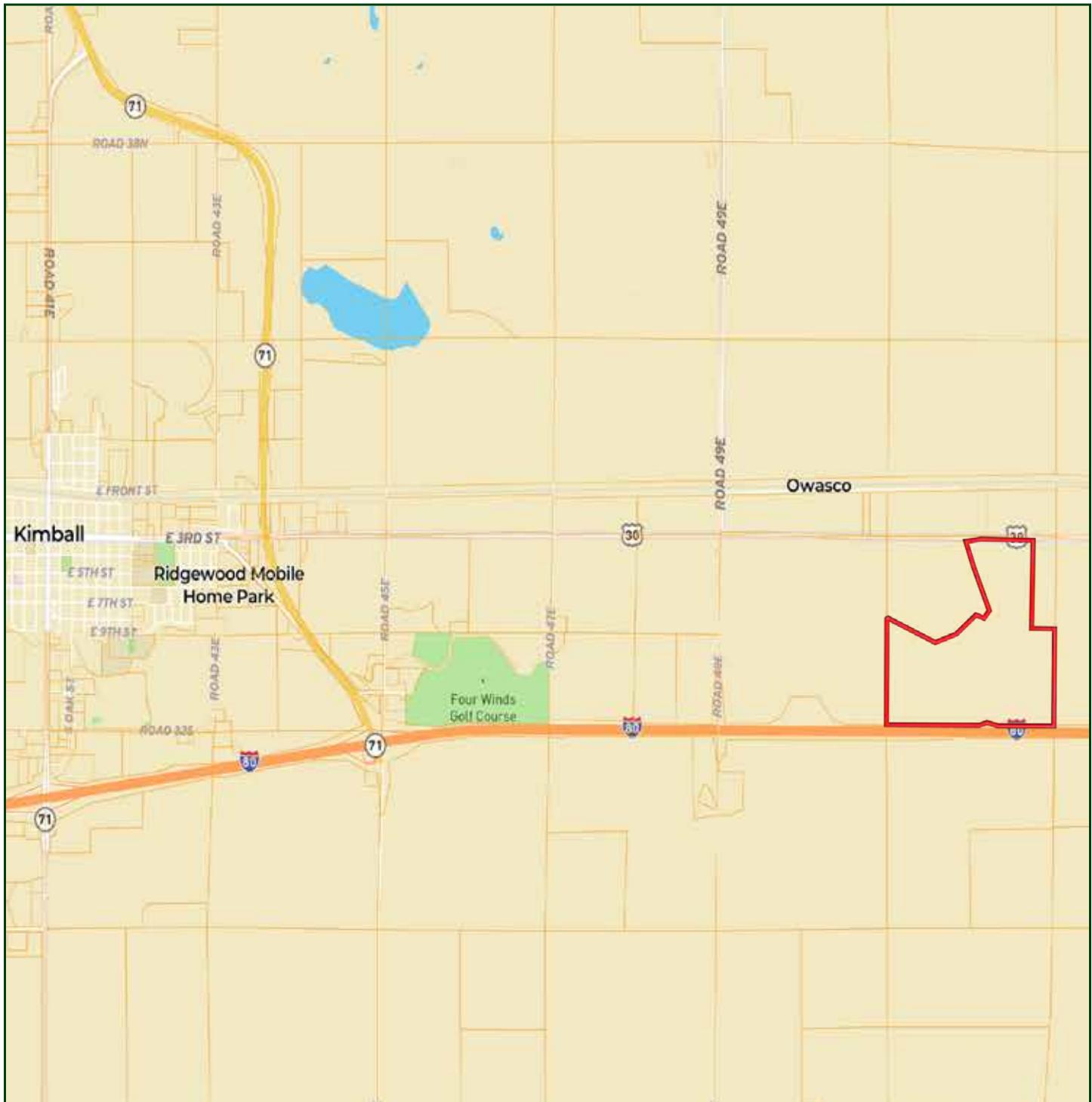
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# LOCATION MAP



# AERIAL MAP

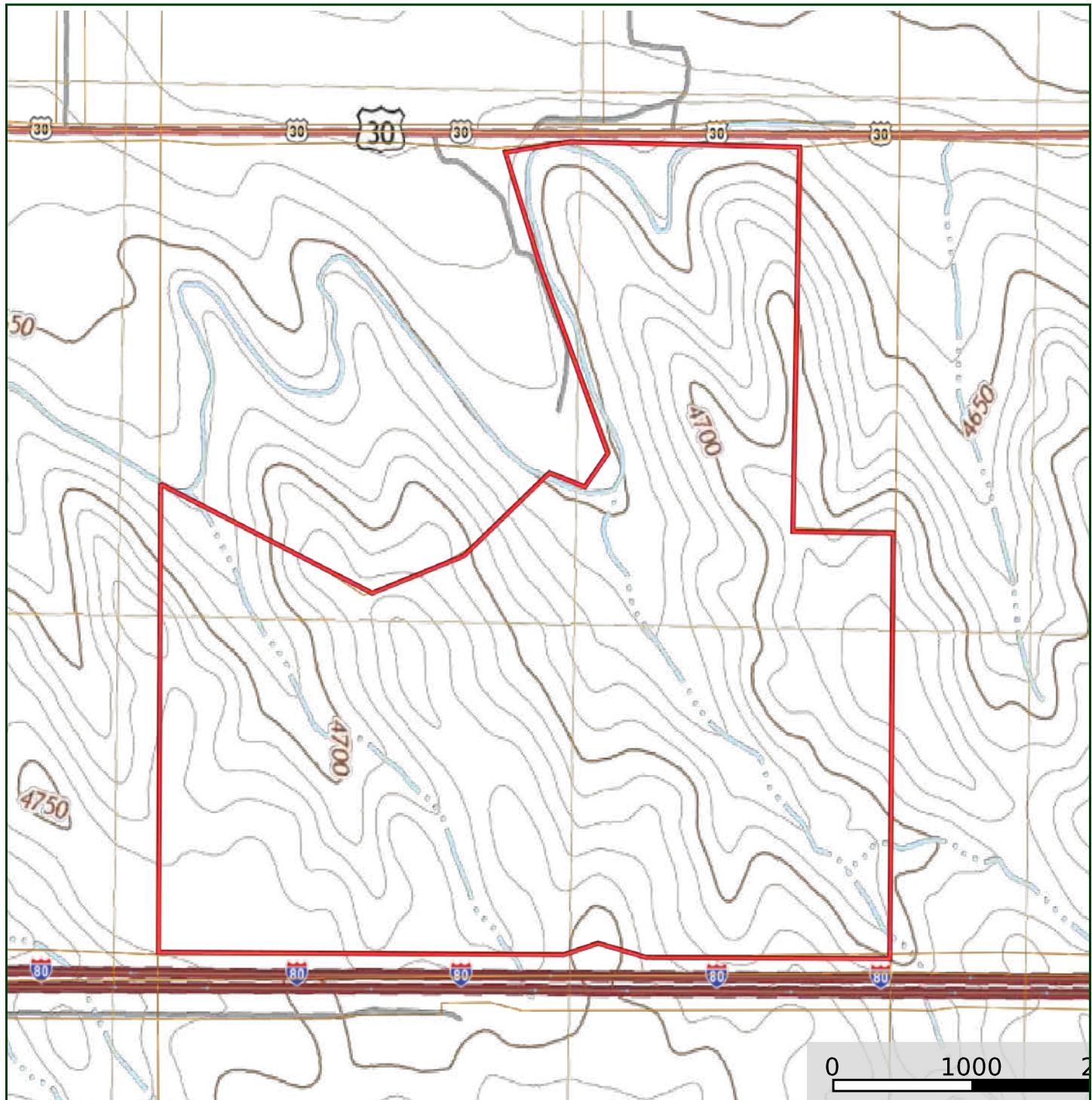


Boundary lines are estimates - Map for illustration only

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# TOPO MAP



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# PROPERTY IMAGES



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# NEBRASKA EXPERTS, NATIONAL EXPOSURE.

## Contact Information

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## Mike Lashley, Owner|Broker

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