



## CHEYENNE COUNTY HISTORIC HOME AND ACREAGE



A unique country acreage with garden amenities and extensive improvements.

**SCOTT SAULTS**

Associate Broker

Scott's Cell: 308-289-1383

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

# PROPERTY HIGHLIGHTS

**List Price** **\$1,100,000**

**Location** 11732 Road 32nd, Sidney, NE 69162

## Legal Description

Final Plat Tract 1 & 2 Wolff Acres S/D A Part of the SW1/4 34-15-49 West of the 6th P.M. Cheyenne County Nebraska

**Acres** **10.42±**

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** **\$5,373.78**

## Property Summary

Here is a very unique property. This property has extensive improvements and lots of garden space. It has previously operated as a commercial garden producing a variety of garden and spice products. There are several outdoor garden areas and two greenhouses making it ideal to continue using the space for a commercial garden enterprise, or it could easily be used as a secluded country getaway. The possibilities are endless with this property.

The improvements are extensive and must be seen to be appreciated. The house is 4239 sq feet. The original structure is native stone and was built in the late 1800's. The original stone walls are still showcased and can be seen and enjoyed throughout the home. There are two separate kitchens, so could be utilized by two families.

Outside, there are extensive shelter belts and trees on the North and West side of the property to make a great wind break in the winter months. Behind the shelter belt, there is a bank of solar panels to help with electricity usage.

With so many details and features, this property must be seen in person to be fully appreciated. Please call or email to set up a showing or for questions.

### **Buildings on the property:**

Main home: 4239 sq feet bi-level home. 5 bedroom 4 bath.

Shop, with work bench and walk in cooler

Chapel

North Shed

Wood Shed

Barn

Quonset

Guest House

Greenhouse

Small starter Greenhouse

Brooding/chicken house

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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# AERIAL MAP



Boundary lines are estimates - Map for illustration only

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## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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