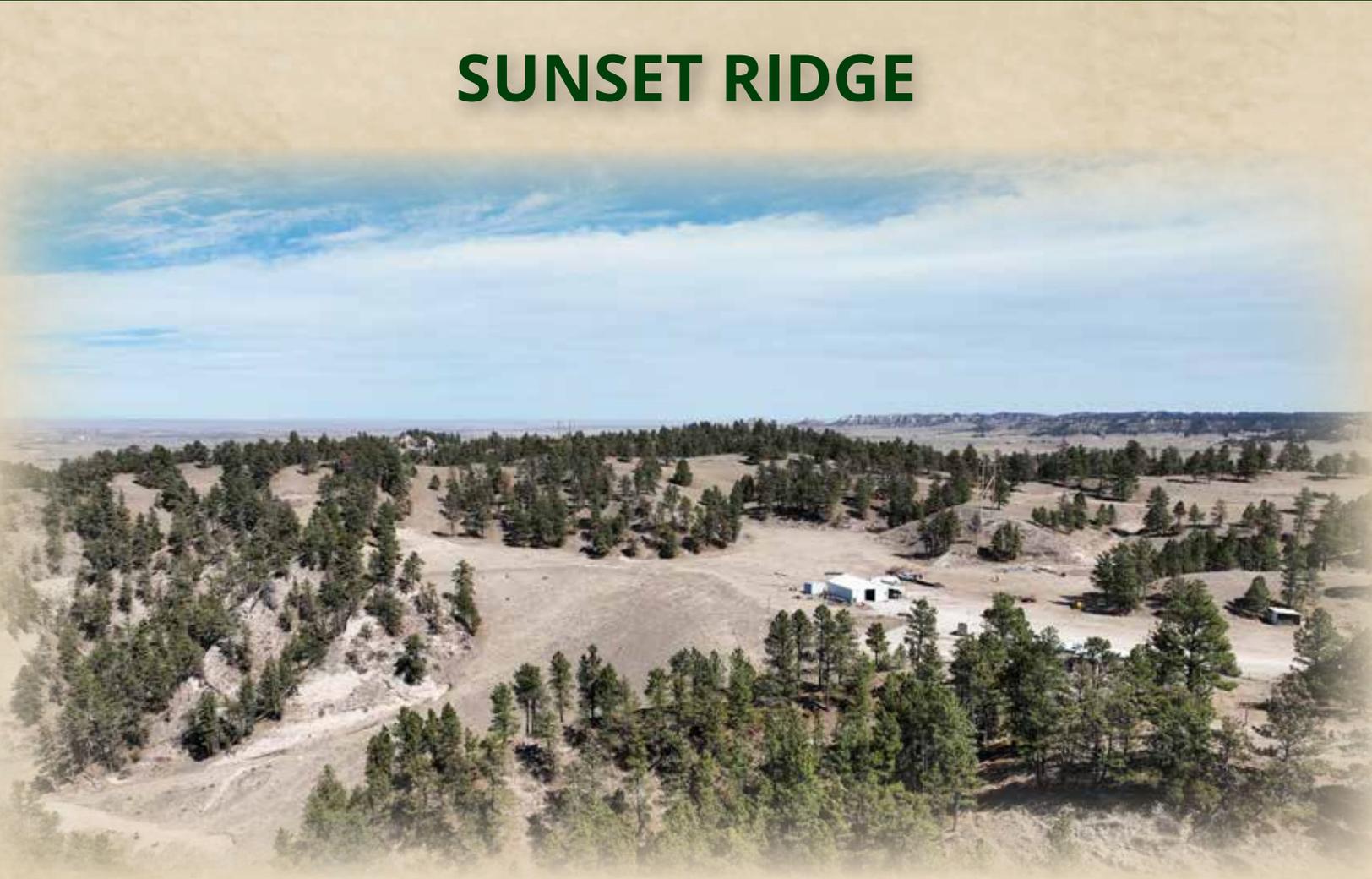




SUNSET RIDGE



A secluded recreational retreat in the Pine Ridge.

LEALA JIMERSON

Sales Associate

Leala's Cell: 308-615-9065

Email: leala@lashleyland.com

PROPERTY HIGHLIGHTS

Location

12914 Highway 2/71 Crawford, NE 69339

Property Summary

This property is available as a whole and two separate parcels. This property is excellent views of the sunsets and is situated 13 minutes from Crawford, 15 minutes from Fort Robinson, and 34 minutes from Chadron and the nearest airport. For those that enjoy hiking, mountain biking, and horse back riding the property is just about 40 minutes from Chadron State Park under 2 hours to the heart of the Black Hills! The property is also just minutes from the Fort Robinson and Ponderosa Wildlife Management Areas.

Sunset Ridge Parcel 1: Price: \$450,000 | Acres: 37.59± | Taxes: \$2,005.60

Legal Description: 11 30 52 PT S2NW4, PT N1/2SW1/4 LYING E OF THE ROW 37.59 acres

On the 37.59 acres you'll find a two bedroom two bathroom trailer on the property, and outside there's a 40' x 30' insulated shop with a wood burning stove and two loafing sheds and a corral to hold your horses or other livestock! There are two stock tanks and a waterline ran for a third if needed.

Well Info:

10 gpm 310 ft Static Level

350 ft Pumping Level

380 ft Pump Depth

Sunset Ridge Parcel 2: Price: \$69,000 | Acres: 13.24± | Taxes: \$569.62

Legal Description: 11 30 52 TRACT 9, PT S1/2 NW1/4 13.24 acres

The 13 acre parcel has highway access and could make a suitable building site. You can purchase these parcels together or separate.

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. 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.

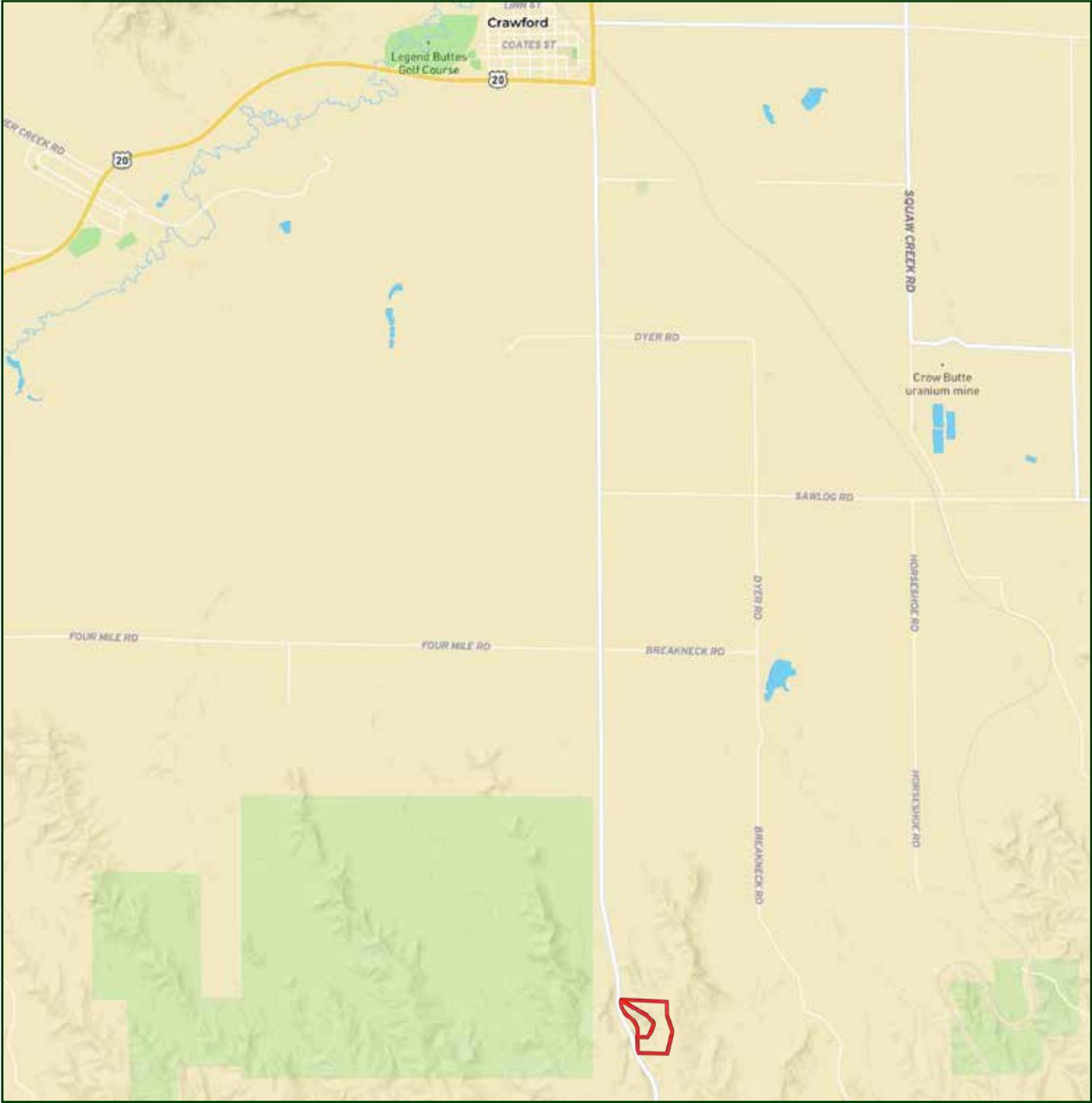
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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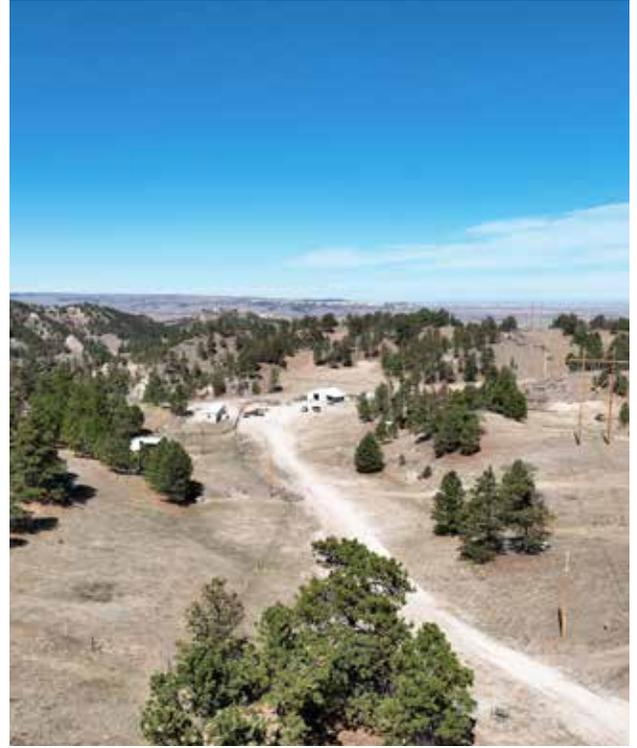
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PROPERTY IMAGES



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PROPERTY IMAGES





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