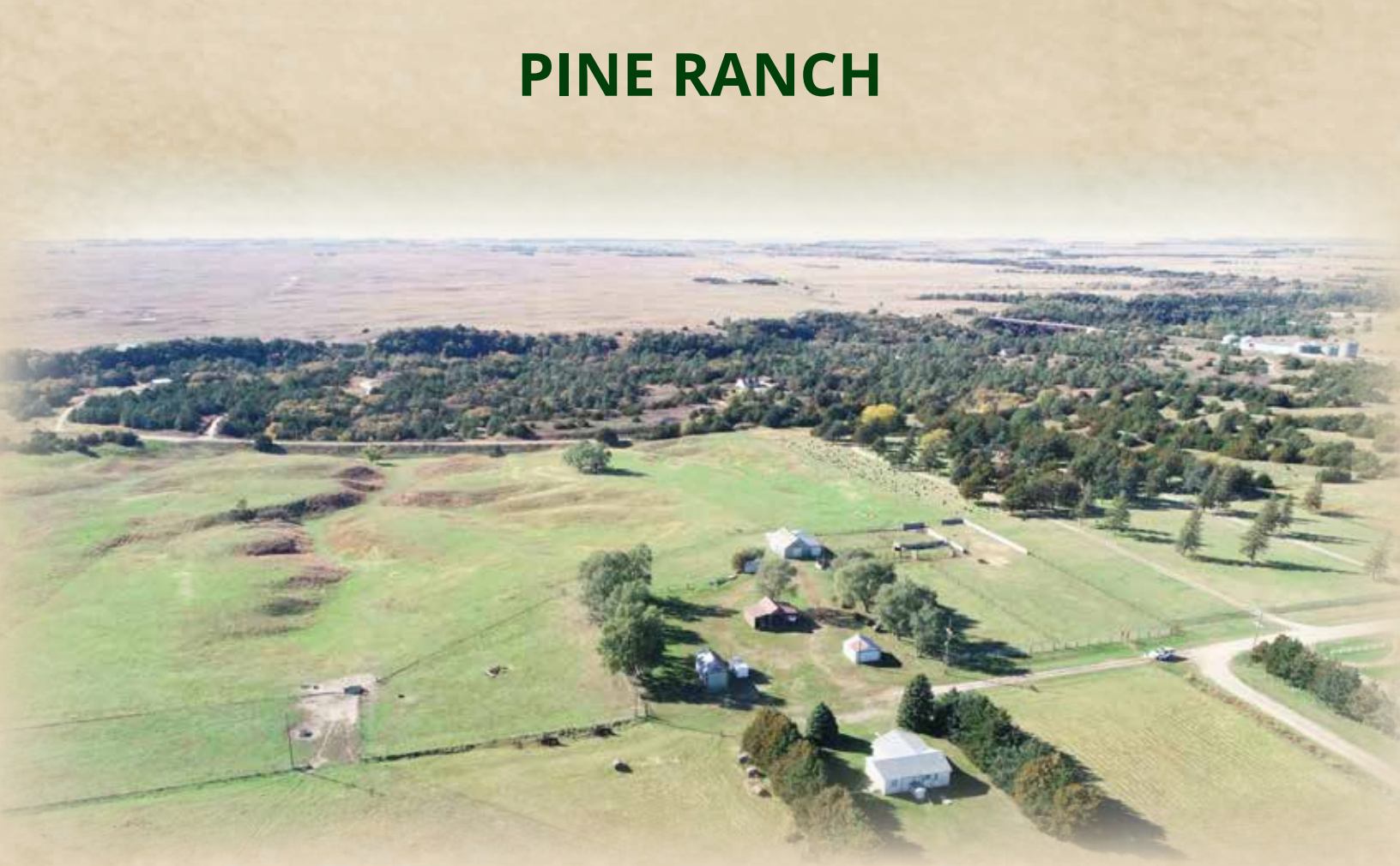




## PINE RANCH



A peaceful country acreage with 77± acres on the edge of Long Pine, NE.

**APRIL GOOD**

Associate Broker

April's Cell: 402-322-0770

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

# PROPERTY HIGHLIGHTS

|                          |                                        |
|--------------------------|----------------------------------------|
| <b>List Price</b>        | <b>\$595,000</b>                       |
| <b>Location</b>          | 87616 Main Street, Long Pine, NE 69217 |
| <b>Legal Description</b> | 31 30 20 PT.S1/2SE1/4 77.93± Acres     |
| <b>Acres</b>             | 77.93±                                 |

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.

|                          |                 |
|--------------------------|-----------------|
| <b>Taxes - Estimated</b> | <b>\$944.74</b> |
|--------------------------|-----------------|

## Property Summary

Escape to the peace and beauty of Nebraska's scenic Sandhills with this exceptional 77.93± acre acreage located on the southern edge of Long Pine. Offering the perfect balance of country living and convenient access to town, this property provides opportunities for livestock, recreation, and your dream rural lifestyle.

The 1,246-square-foot home, built in 1935, has 3 bedrooms and 1 bathroom with an updated septic system, roof and some windows. The home is served by city water while enjoying the privacy of being outside the city limits. There are several outbuildings on the property and is well-equipped for livestock and rural living with fenced pastures for cattle and horses.

Outdoor enthusiasts will love the location. Just minutes away, Long Pine State Recreation Area offers some of Nebraska's finest trout fishing, along with camping, hiking, tubing, and picnic areas. The nearby Long Pine State Wildlife Management Area provides excellent public hunting opportunities, making this property an outstanding year-round retreat for sportsmen and nature lovers alike.

With convenient access, this property combines accessibility with the tranquility of country living. Acreages of this size are hard to find, making this a rare opportunity to own a versatile Sandhills property with room to live, work, and play.

Whether you're looking for a permanent residence, hobby farm, horse property, or recreational getaway, this unique acreage offers the space, improvements, and location to make your vision a reality.

### Outbuildings:

- 28' x 16' detached garage
- 20' x 20' detached garage
- 8' x 17' building
- 26' x 38' building
- 7' x 10' building
- 26' x 38' building

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.

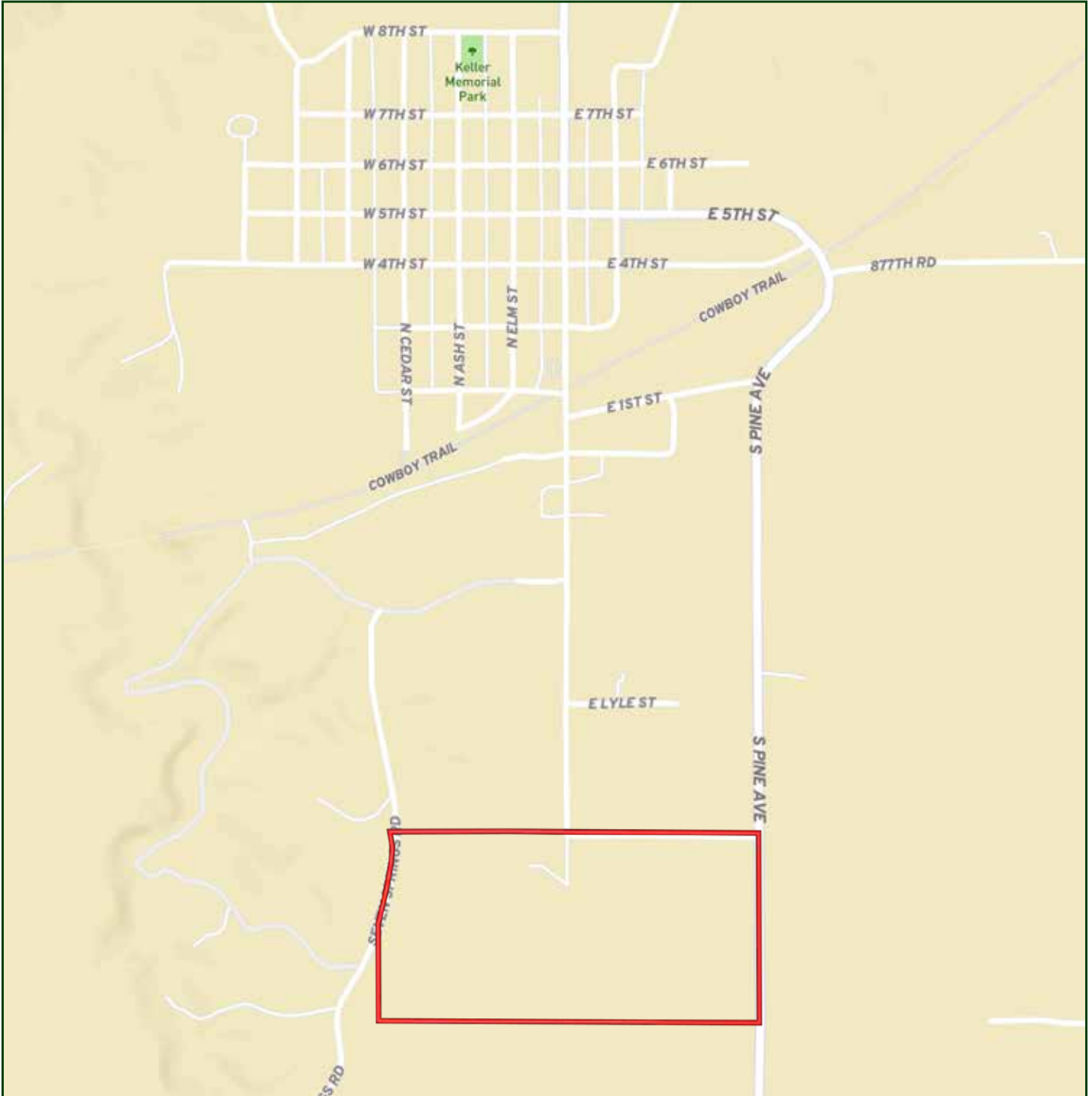
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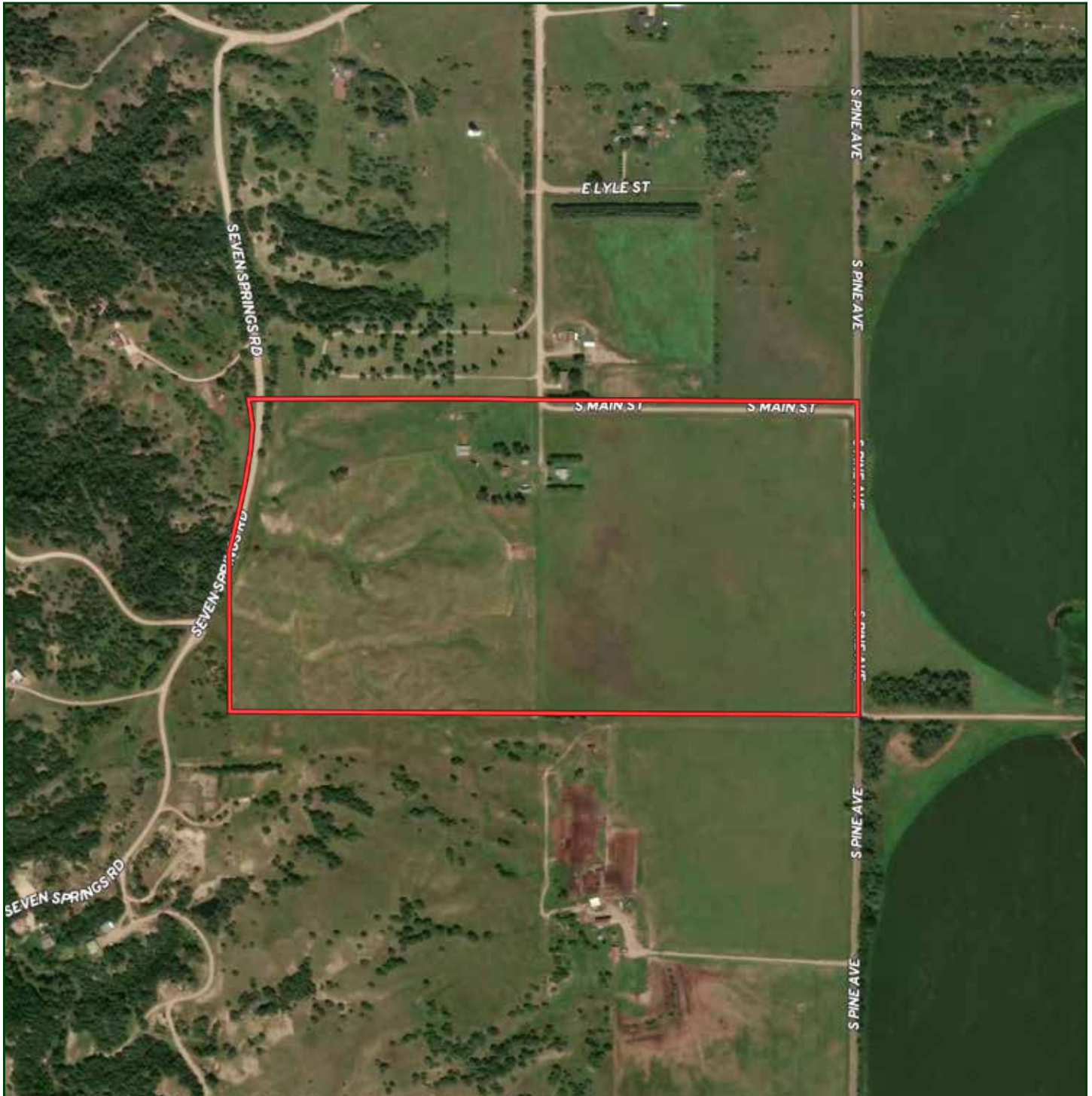
Email: april@lashleyland.com

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



Boundary lines are estimates - Map for illustration only

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# PROPERTY IMAGES



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# PROPERTY IMAGES





## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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