



13441 HWY 2/71
CRAWFORD, NE



A country acreage with 85± acres, a large home, and located just 1 mile from Crawford, NE.

LEALA JIMERSON

Sales Associate

Leala's Cell: 308-615-9065

Email: leala@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	\$899,000
Location	1 mile South of Crawford, NE
Legal Description	15 31 52 PT SE4
Acres	85.54±

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 **\$2,597.42**

Property Summary

Country living just a mile from Crawford! This unique property has 85.54 acre, with a 3,712 sf home with 6 bedrooms, 3.5 bathrooms with 83.13 acres of dryland farm ground, and .89 acres of grass. Off the front deck one of the first things you'll notice are the lawn and house being surrounded by mature trees providing privacy both inside and out with the graveled road leading to Highway 2/71 and the view with Crow Butte and Crown Butte off in the distance. In the back of the house you'll find a deck surrounded by mature trees providing shelter and privacy, and a separate garden area! There's even a chicken coop in the back yard! And even better....the property is move-in ready!

The interior of the home features an open, spacious kitchen, and a living room with a propane fireplace. There are three bedrooms and 2.5 bathrooms on the main floor and 3 bedrooms and one bathroom downstairs...and due to thoughtful planning to accommodate a large family you'll find egress windows in the basement bedrooms and you'll have adequate hot water with 3 water heaters! The oven, dishwasher, washer and dryer are all new and stay with the property. (The refrigerator stays too!)

There's a 70' x 40' quonset ready to be utilized in however you need!

The pressure tank in the well new.

The interior of the home has been digitally staged.

Improvements:

1977 Quonset 70' x 40'

2012 Tool Shed 12' x 10'

Chicken Coop

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.

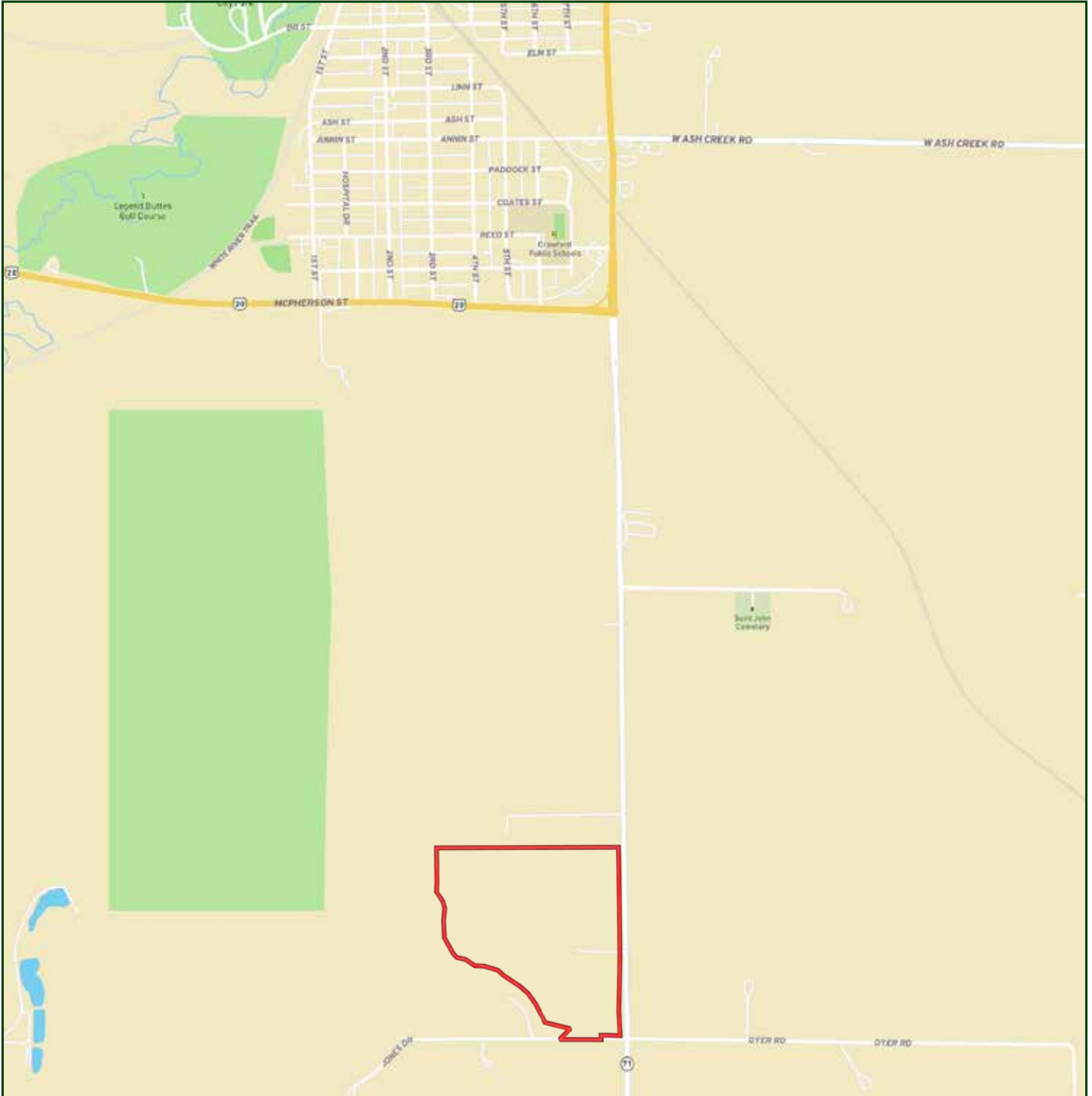
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner | Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, Tom Moss, Carissa Guy, and Jacob Sowders

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2218 E. Walker Road • North Platte, NE 69101



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