LASHLEY LAND AND RECREATIONAL BROKERS

3783 WASHBOARD RD.
NORTH PLATTE, NE



Country living on 10± acres with an all brick home,
multiple outbuildings, and space for horses and other animals.

AMY LASHLEY-JOHNSTON
Sales Associate
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PROPERTY HIGHLIGHTS

List Price	**$430,000**
Location	3783 N. Washboard Rd., North Platte, NE 69101 One quarter mile north of North River Road on Washboard Rd.
Legal Description	PT. S1/2N1/2SE1/4 (PT. Tract A) 21-14-30 & Listers S/D N1/2 8
Acres	10±
Taxes - Estimated	**$3,522.68**

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.

Property Summary

Attention hobby farmers, 4-H families, and those who want to be self-sufficient homesteaders producing their own food, this is it! 10 acres nestled in just north of town with space and facilities for horses or a few cows, goats, chickens and more. This property is a two minute drive from the city limit, easily accessible to work, schools, and shopping, but when you come home, you feel like you are far into the countryside.

The 10 acres is fenced so that hoofstock can freely graze in the large pasture, walk along the east side to their metal barn, or continue on a trail around the north of the house to graze in the shade of the trees along the road on the west side. There is another metal-roofed barn currently being used to house goats and chickens. There is also a new two car detached garage with a new concrete driveway, and a "shop" building that has a large covered "carport" workspace flanked on both sides by enclosed, lockable shop space for tools, lumber, car parts or whatever your hobbies may require. The current owner maintains a garden and a greenhouse to extend the growing season. If you are a gardener or a canner, the possibilities are endless!

The home is a solid, all-brick split foyer home with 3 bedrooms and two baths, with recently updated kitchen and bathrooms. The living room and kitchen are on the main level as you enter the front door. The living room features two oversized picture windows. The south one overlooks the garden and the horse pasture so you can watch your horses or cows. The west window looks out on the trees and the bucolic meadow to the west where the sunset puts on a nightly show, unencumbered by neighboring homes. These windows fill the main floor with natural light, making both kitchen and living room bright and airy. Your houseplants will love it!

The upstairs has three bedrooms with ample natural light and good-sized closets and a full bathroom. The downstairs is finished as well, with a full bathroom, rec room, guest room, laundry room, and storage space.

This would make a fantastic family home with so much to offer for those interested in living a country lifestyle right at the edge of town, conveniently located to all the amenities of North Platte. This is sure to be some family's dream come true!

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.

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EQUAL HOUSING OPPORTUNITY

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