

# LAND FOR SALE



## Kimball County Horse Facility



**Location:**

One mile north of Kimball, Nebraska on Old Hwy 71 and 1/2 mile west on Longhorn Road or County Road 36.5.

**Legal Description:**

Pt. N1/2SW1/4 Section 19-T15N-R55W of the 6th P.M., Kimball County, Nebraska.

**Acres:**

33.16 tax assessed acres

**Taxes:**

2012 taxes payable in 2013 - \$4,908.40

**House:**

3,360 square feet of living space with 5 bedrooms and 3 bathrooms, living room, dining room, family room with wet bar and fireplace, enclosed sun porch, two raised decks with cupolas. House has hot water base board heat and a 2 car attached garage.

**Outbuildings:**

50'X100' Quonset with full concrete floor, a 2 stall detached garage (shop building), a 100'X175' lighted indoor arena with overhead fans and sprinkler system, with attached 5 stall horse barn with wash rack and tack room, a 100'X200' fully enclosed outdoor arena with observation platform. The corrals and pens are all welded oil field pipe with open front steel sheds and heated waterers.

**Price:**

**\$400,000.00**

**Comments:**

This is an exceptionally well kept property with excellent improvements. The property is surrounded by an excellent living windbreak consisting of a combination of Cedar, Pine and deciduous trees and bushes. It is ready to move in to and start working your horses. It has excellent access on a county gravel road only 1/2 miles off Hwy 71.

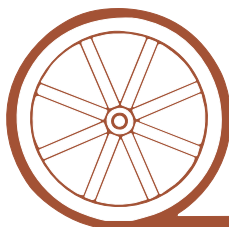
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



## House Interior Photos

The Kimball County Ranchette includes this well-maintained 3,360 square foot home with 5 bedrooms and 3 bathrooms. The family room in the walk-out basement includes a fireplace and wet bar. There are two raised decks with cupolas, and an enclosed sun porch to entertain along with a well-established lawn and many shade trees.



**Kitchen**



**Dining Room**



**Living Room**



**Master Bedroom and Bathroom**



**Family room with fireplace, wet bar and patio**



## Improvement Photos



Indoor Arena with fans & sprinkler systems



Horse Stalls attached to Indoor Arena



← Indoor Arena



Corrals with open front sheds & heated waterers



Outdoor Arena



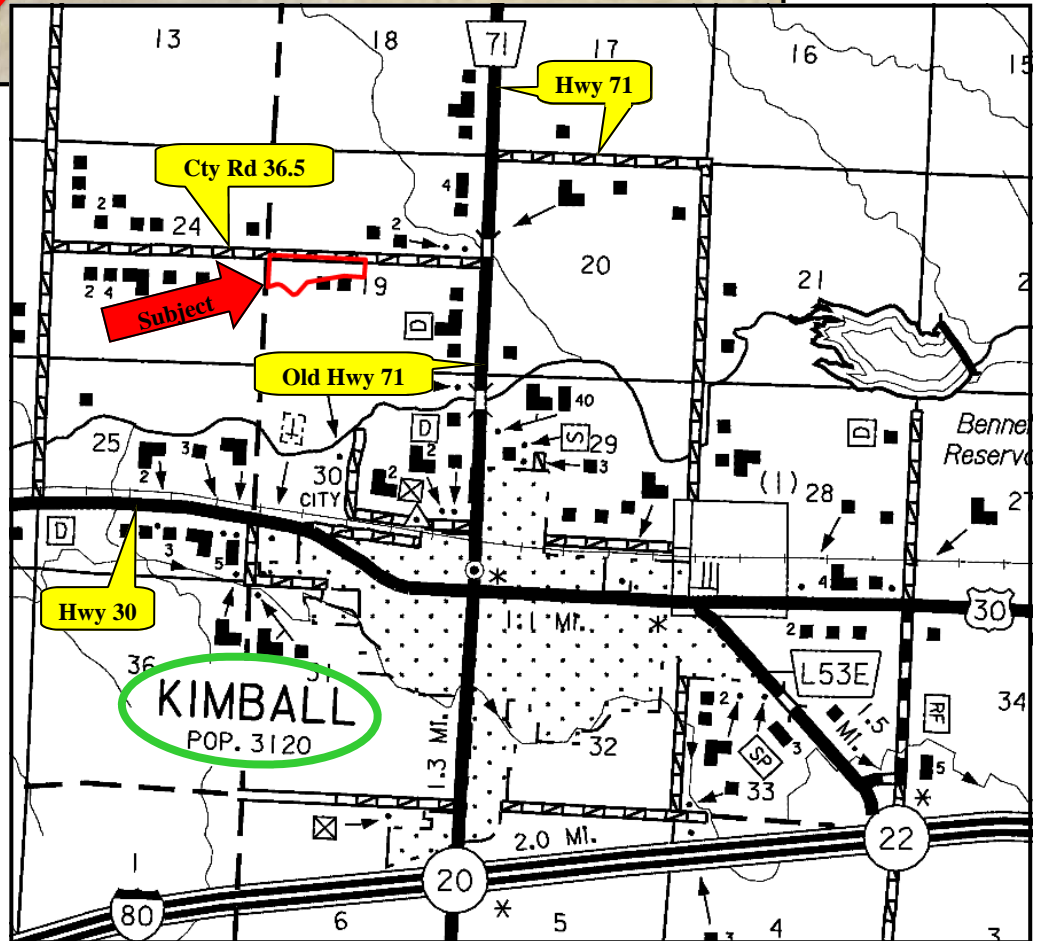
← Quonset



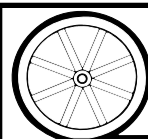
Two Car Unattached Garage (Shop)



Load Out Facility



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