

# LAND FOR SALE

## North Platte Valley Ranchette



**Location:**

2 miles east of North Platte, Nebraska on Hwy 30, then north on North Airport Road across rail-road tracks, east one mile on East Long School Road, north 1 mile on North Long School Road.

**Legal Description:**

N1/2N1/2NE1/4 Section 31-T14N-R29W of the 6th P.M., Lincoln County, Nebraska.

**Acres:**

39.75 Tax Assessed Acres

**Taxes:**

2016 taxes payable in 2017 - \$6,002.52

**Land Use:**

There are 35 acres of hay meadow and pasture with a pond and excellent tree row along the north edge of the property for winter protection.

**Improvements:**

3,169 sq. ft. brick home with 3 1/2 car attached garage (1,288 sq. ft.). Home has 3 bedrooms, 2 1/2 bathrooms with heated tile floors, walk-in closets, 23X24' family room with wood-burning stove, 21X28' formal living room with fireplace, dining room, open kitchen with island and utility room.

Outside is an 800 sq. ft. enclosed patio, greenhouse, storage shed, 36X12X10' heated barn with 3 horse stalls and a 24X12X10' open front shed.

**Price:**

**\$500,000**

**Comments:**

This is a beautiful home with an excellent view of the Platte River Valley and it abounds with turkey, deer, ducks and geese. Current owners have been running 4 horses with plenty of grass left over from year-round grazing.

**Showing by appointment only**

**Contact:**

**Mike Polk; Listing Agent 308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**

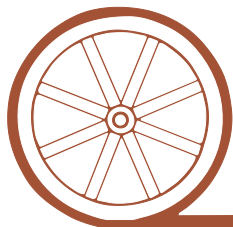
John Childears, Bruce Dodson, Don Walker, Chase Dodson,  
Brian Reynolds, Tony Eggleston, Brad Atkins



**Mike Polk,**  
*Listing Agent*

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**NORTH PLATTE OFFICE**

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I-80 & US Hwy 83

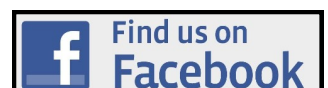
North Platte, NE 69103

[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

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**Family Room**



**Living Room**



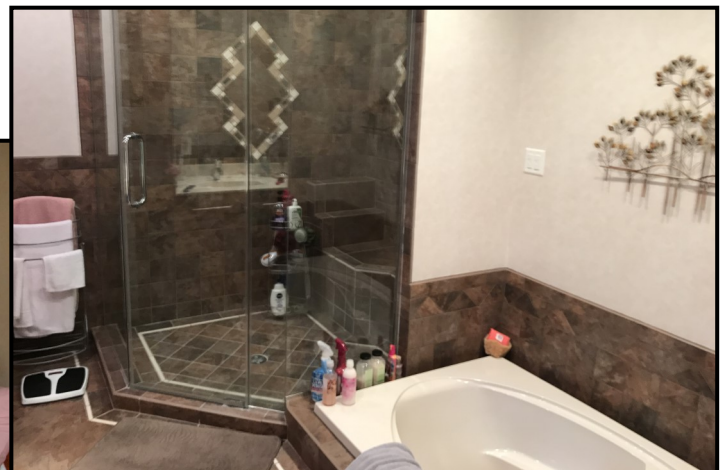
**Kitchen**



**Dining Room**



**Master Bedroom**



**Master Bath**



**Patio**



**3 1/2 Car Attached Garage**

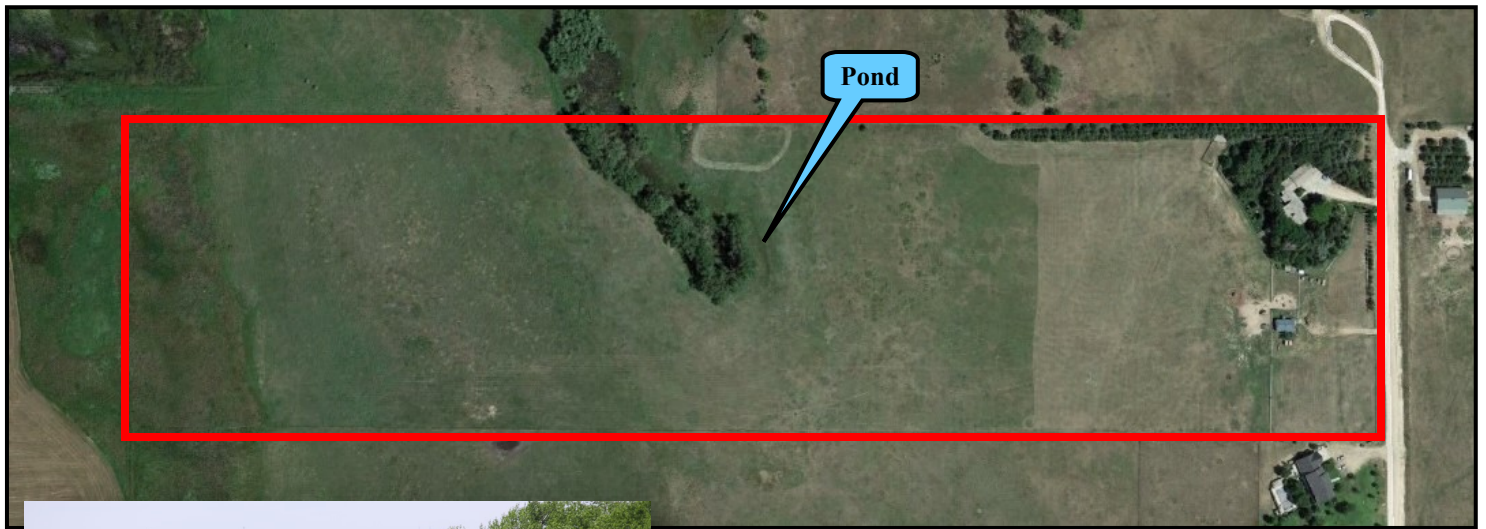
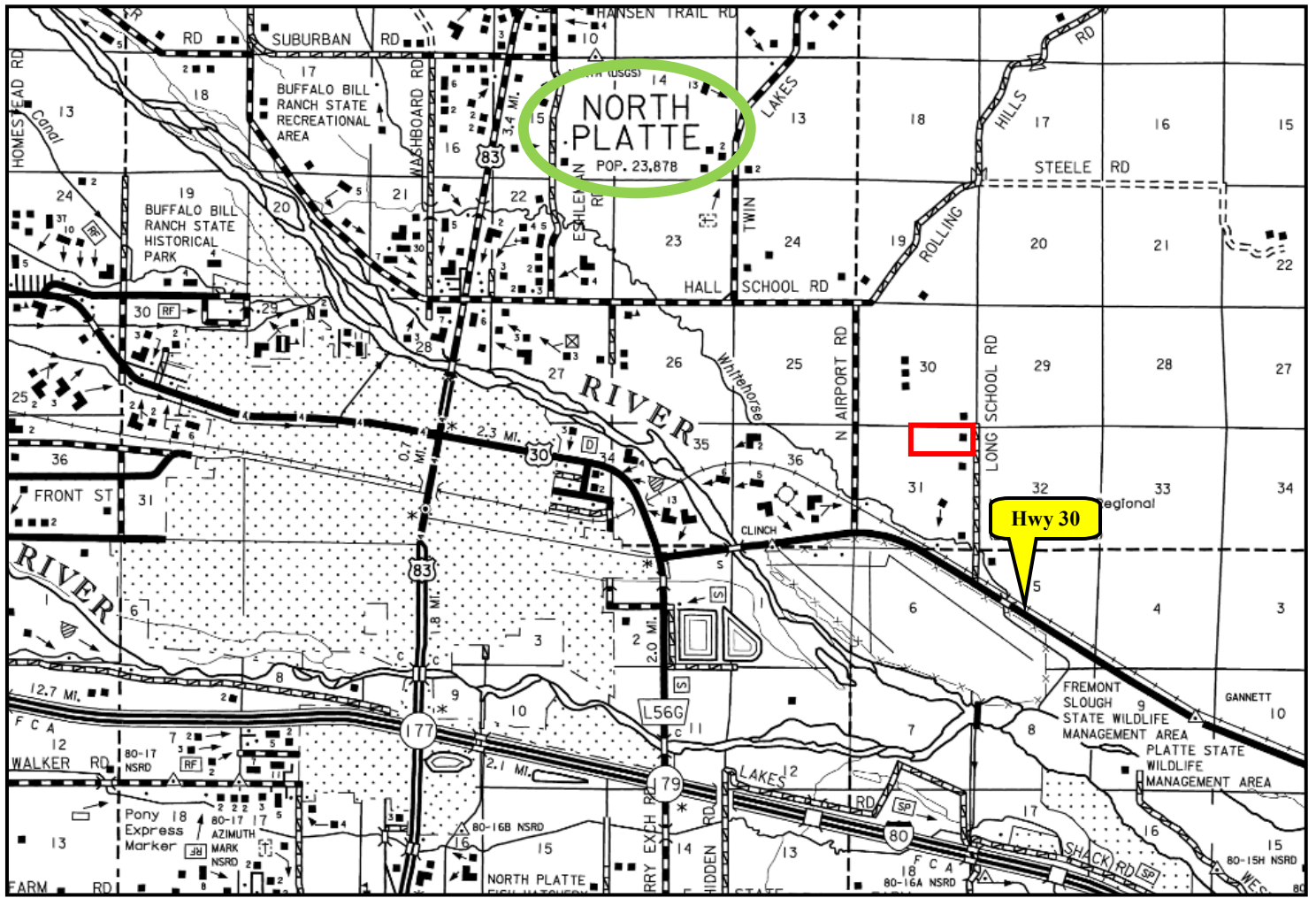


**Barn with 3 horse stalls**



**Garden Shed & Greenhouse**





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