

# HOME FOR SALE



## BIGNELL RETREAT

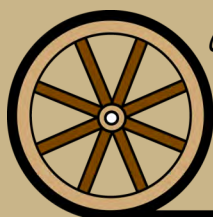
13044 East Bignell Road - Maxwell, Nebraska



Chase Dodson - Listing Agent  
308.520.1168  
chase@agriaffiliates.com



Beautiful Home with breath taking views on  
86 acres in Lincoln County, Southeast of  
North Platte, Nebraska



*Offered Exclusively By:*

## AGRI AFFILIATES, INC.

*Providing Farm - Ranch Real Estate Services*

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NORTH PLATTE OFFICE

401 Halligan Dr.

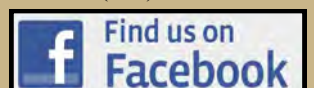
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# ABOUT THE PROPERTY



The Bignell Retreat is a truly unique property with all the benefits of country living within 18 minutes of North Platte, Nebraska, and the North Platte Regional Airport. Spectacular views will greet you to the property which is located on the south river breaks of the Platte River and on the edge of the Loess Canyons.

From I-80 Exit 179, travel south 1 mile on Newberry Access to East State Farm Road. Turn east on East State Farm Road for just over 9 miles to East Bignell Road then continue on gravel road .3 miles south and back to the west to the subject property. The legal description: Pt. NE 1/4 Sec. 3-T12N-R29W of the 6th P.M., Lincoln County, NE



**Priced at \$595,000.00**

**2021 Taxes - \$5,670.00**



**for more information contact:**  
**Chase Dodson, Listing Agent**  
**308.520.1168**

Bruce Dodson, Bonnie Downing, Jerry Weaver, Mike Polk, Don Walker, Brad Atkins, Dallas Dodson, Brian Reynolds

**Showing by appointment only!**

*\*Interested buyers must have proof of preapproval from a financial institution.*

***agriaffiliates.com - 308.534.9240***

# BIGNELL RETREAT

13044 East Bignell Road - Maxwell, Nebraska



This beautiful home has just been completely remodeled into a modern farmhouse and contains approximately 1,990 sq. ft. of living space with 4 bedrooms and 2.5 bathrooms.

With only top of the line finishes, you can see the thought and care that went into designing this impeccable house. As you enter the home, immediately the kitchen stands out with the quartz countertops, custom cabinets, and high-end LG appliances. Adjoining the kitchen, the dining room offers beautiful views of the landscape. The large living room features a warm fireplace perfect for those winter nights. On the west side of the main level, the spacious master bedroom is found with a full master bathroom and a walk-in closet. Upstairs you will find 3 additional bedrooms and second full bathroom. Heating and air is provided by a state-of-the-art Blueridge Split Air System with multiple controls for individually adjusted rooms for maximum comfort. A Navien tankless water heater supplies a continuous flow of hot water on-demand throughout the house. These high efficiency systems keep the utility bills to a minimum. Enjoy the summer mornings and fall nights outside on the shaded porch and patio located off the front and back of the house. For all of your entertaining needs, a sound system with speakers in the living room and outdoor areas will be perfect for your fall cookouts, sports watching parties, or relaxing evenings.

## *A Note from the Seller...*

*Our home was just the beginning of seeing dreams come true. The completion of the house was just stage one of the process. Next was building a horse barn and corrals to the west of the house, so we could have our horses there and start building our cattle herd. The vision of raising our children there and building forts in the canyons and trees to the south was all part of this dream. With unforeseen circumstances our dreams here have changed.*

*My hope is for new dreams to be made here. This unique piece of property has much to offer and provides many options for dreams to be lived out.*

*-Michelle*



# AROUND THE HOUSE

## Kitchen & Dining Room



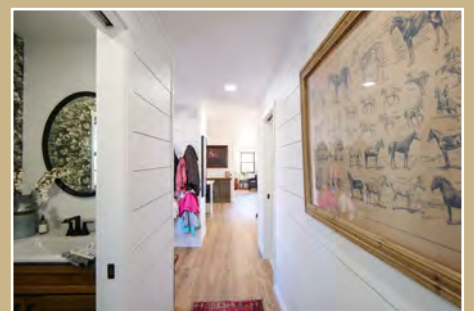
# AROUND THE HOUSE

## Living Room





# AROUND THE HOUSE



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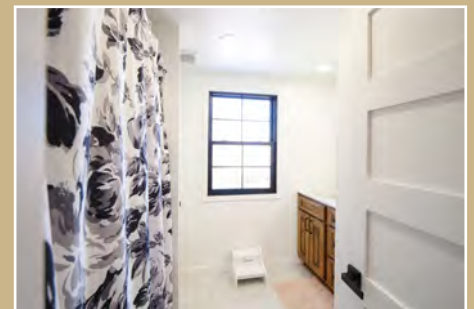
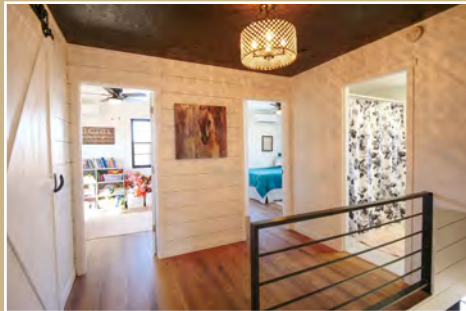
## Master Bed & Bathroom





# AROUND THE HOUSE

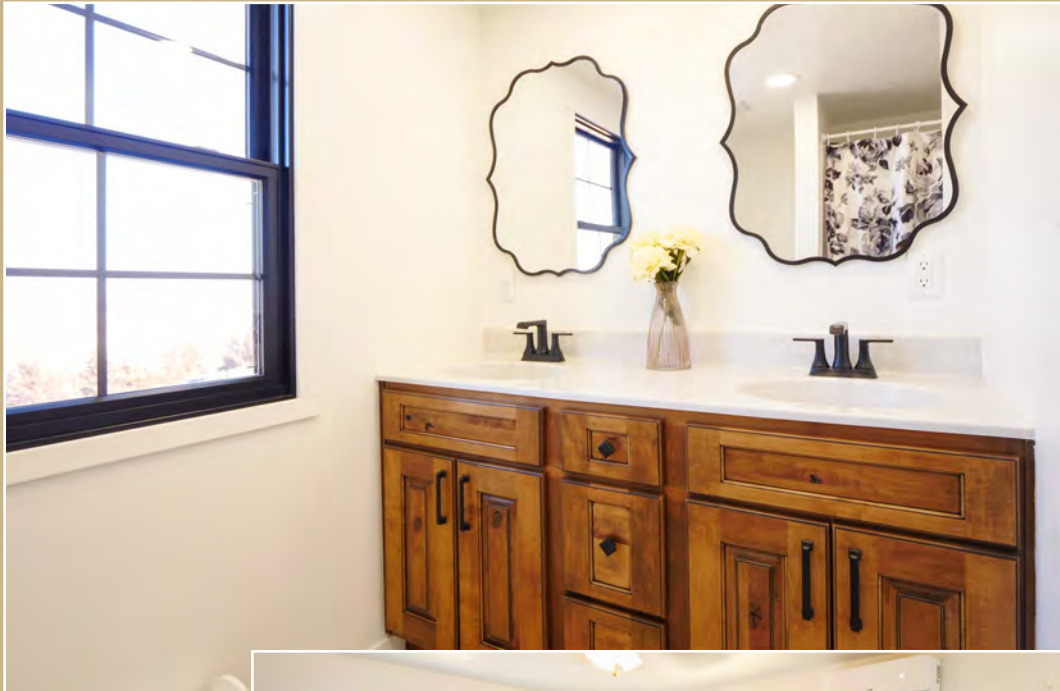
## Upstairs





# AROUND THE HOUSE

## Upstairs





# AROUND THE PROPERTY



This property has 86.37 acres of which 83 acres are fenced pasture with superior stewardship practices that have been observed. Water for the pasture is provided by a pipeline to 2 rubber tire tanks. New fences were recently built along most of the north and west side of the pasture, perfect for your horses or for a few head of cattle. This property offers ridge and valley terrain providing wonderful habitat for all different types of wildlife! Most every evening or morning you can enjoy watching the resident deer or turkeys. Enjoy many different recreational opportunities from hunting, and hiking, to site seeing or trail riding, the possibilities are endless.



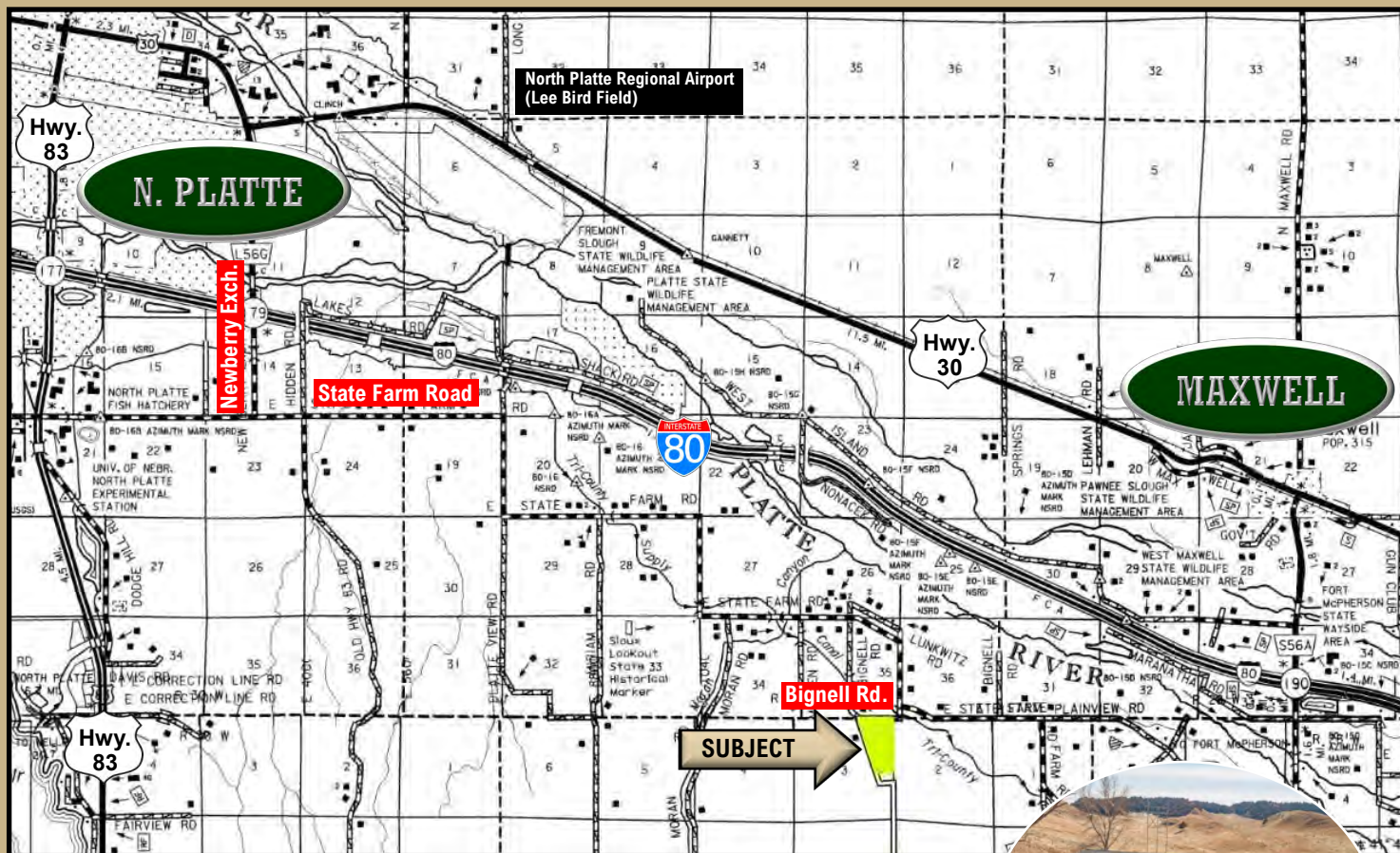


# AROUND THE PROPERTY





# LOCATION & MAPS



*"Big Enough to Serve You; Small Enough to Know You!"*