



SUGAR VALLEY ACREAGE

TOMMY WILES

FARM & RANCH SPECIALIST
GORDON, NEBRASKA

TOMMY.WILES@AGWESTLAND.COM

 AGWESTLAND.COM  308.360.2030

3 BED, 1 BATH HOME

21.53 +/- ACRES

OFFERED AT \$399,900

Sugar Valley Acreage is a uniquely beautiful property in a great location, right off Highway 92. In the heart of the North Platte River Valley, and just 10 miles west of the famous Chimney Rock National Historic Site, this acreage has endless sunrise and sunset views!



415 W. 4th Ave., PO Box 1098 | Holdrege, NE 68949 | 866-995-8067



This newly remodeled home has been updated throughout. All the electrical wiring has been gone through and is in working order. The matching fridge, range stovetop, and dishwasher all stay, along with a stand-up freezer in the basement. The living room and dining room offer beautiful views while enjoying the pellet stove on those cold winter nights.

Updates Include:

- porch flooring
- bathroom
- kitchen
- living room
- new carpet on stairs
- drywall
- paint



Outside, a very nice wrap-around patio runs the south and east side of the house, perfect for a quiet cup of coffee and views of Castle Rock. The outdoor space offers plenty of shade for evening entertaining. The owners have put a lot of hard work and hours into this house to make it move-in ready!



Outside Improvements:

- 36x36 cement floor shop
- chicken coop
- over-sized dog kennel
- grain bin
- portable calving shed
- continuous fence corrals
- heavy duty gates



The corrals include 5 heated Ritchie 100/150 Livestock fountain drinkers, along with another Ritchie drinker in the east pasture fence line. The property has an excellent fence all the way around.

Property Directions - From Gering, NE go east on Highway 92 for 8 miles. Turn south onto County Road 31 and go .2 miles. Turn east on County Road T and the property sits on the corner of County Road T and County Road 31.

Legal Description - PT LT 5 & 6 (S OF HWY) 20-21-53 (21.53) S-T-R: 20-21-53

Gering, NE - 10 miles | Bayard, NE - 12 miles | Bridgeport, NE - 22 miles

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