

LAND FOR SALE



South Loup River Home & Acreage

119 ± ACRES | CUSTER COUNTY, NEBRASKA



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TAKE A TOUR



Offered exclusively by:

AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

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PROPERTY INFORMATION

LEGAL DESCRIPTION:

E 1/2SW except part (except tax parcels 000663230 & 000663240) and SE 1/4 except part (except tax parcels 000663240 & 000663250) of Section 31-T17N-R24W; Part of lots 1-2 (except tax parcels 0006246501, 000624630 & 000624500) of Section 1-T16N-R25W.
And
Part of lots 1-2 in Section 1-T16N-R25W as identified in Survey #LS-717.

*West of the 6th P.M. in Custer County, Nebraska.

SITUS ADDRESS:

41439 Road 798
Arnold, NE 69120

ACRES & TAXES:

119.03 Tax-assessed acres
2022 taxes payable in 2023: \$3,265.80

LAND USE:

Grassland

OUTBUILDINGS:

- 40' x 60' Utility quonset with concrete floor
- 125' x 60' Farm implement building with dirt floor and two overhead doors. NEW roof in 2023
- Steel bin without drying, 15'-29'
- Tool shed
- Pump house
- Corral, holding pens, and loading chute for truck or trailer

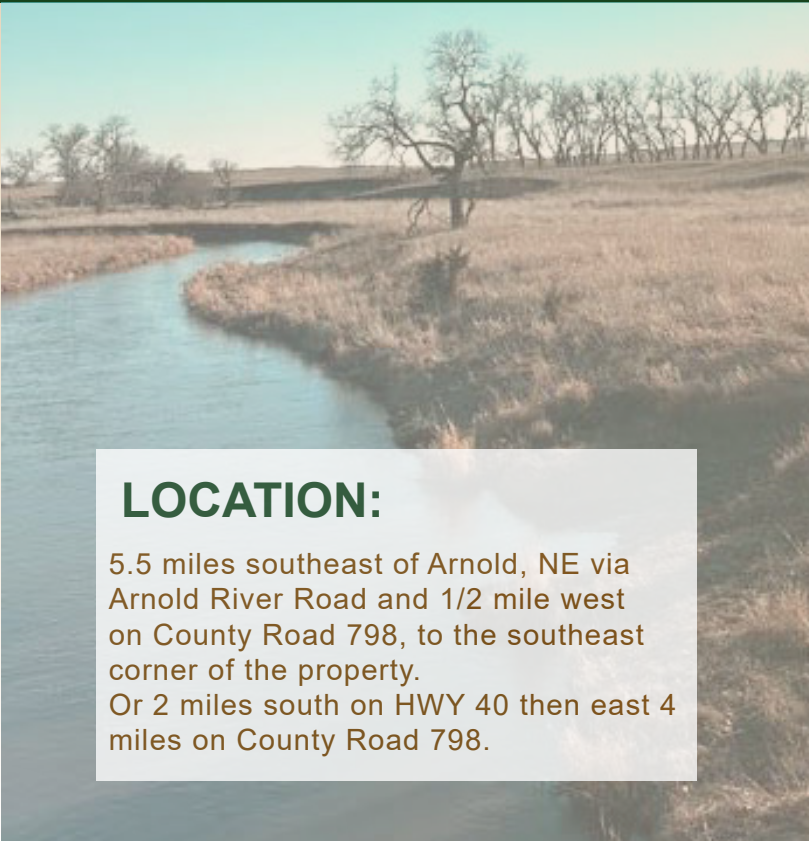
PRICE:

\$700,000.00

Showing by appointment only!



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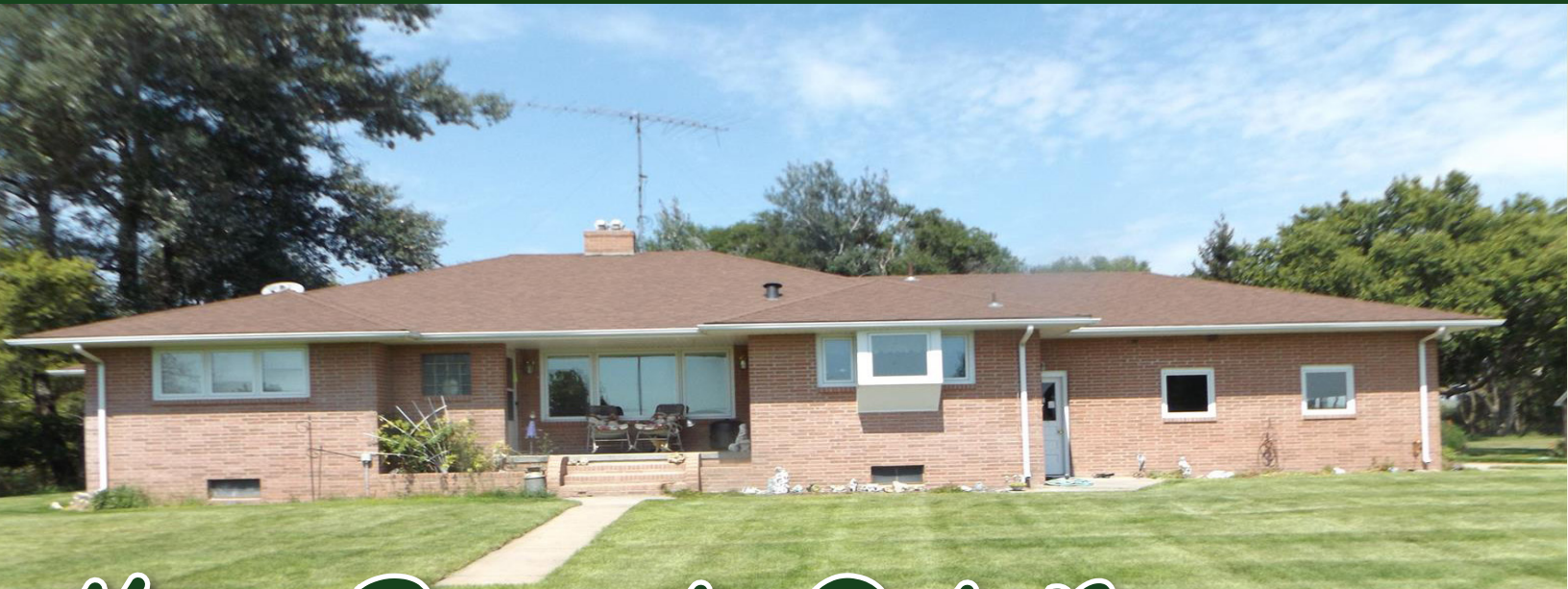


LOCATION:

5.5 miles southeast of Arnold, NE via Arnold River Road and 1/2 mile west on County Road 798, to the southeast corner of the property.
Or 2 miles south on HWY 40 then east 4 miles on County Road 798.

AERIAL MAP





Home Property Details

BED ROOMS

2 (upstairs)

BATH

2 ½ (upstairs)

- One bath w/ walk-in tub shower
- One large master bath, handicap accessible

SQUARE FOOTAGE

Assessors report shows 1,865 sq. ft. on the main level and 1,721 sq. ft. in the basement.

BASEMENT

Family Room plus 3 Bonus Rooms and 1 Full Bath.

GARAGE

2 Car Attached; 576 sq. ft.

YEAR BUILT

1955

- Nicely updated kitchen
- Large dining room
- Two living spaces upstairs, one downstairs
- Central heat/air
- Handicap access
- Laundry on main level
- Stand-by generator
- Basement cellar
- Lots of storage in garage & basement
- Concrete basketball court
- NEW roof in 2022
- Automatic sprinkler system



Family Room 1

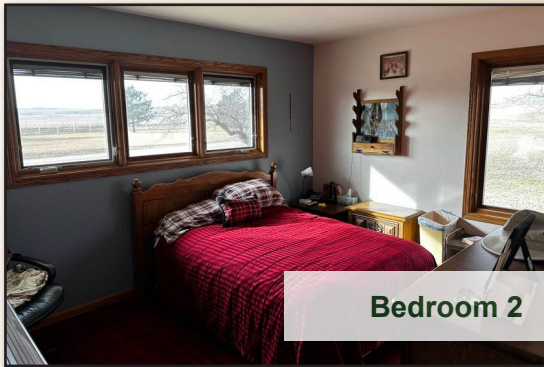


Large Dining Room

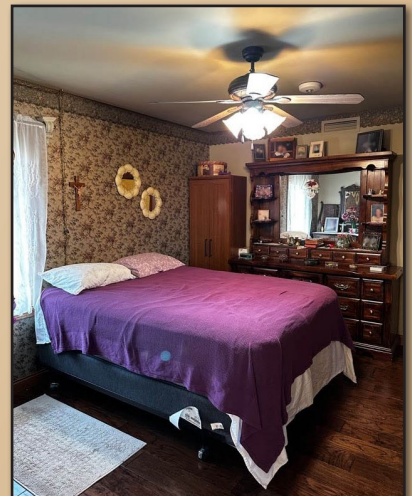
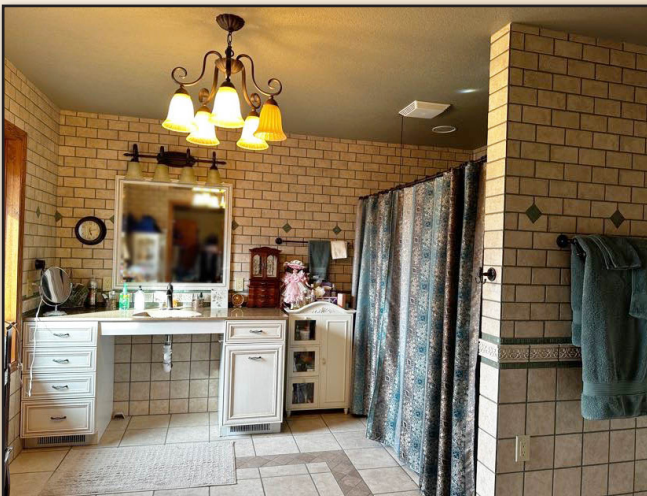


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HOME PROPERTY IMAGES



Extra-Large Master
Handicap accessible, walk-in shower



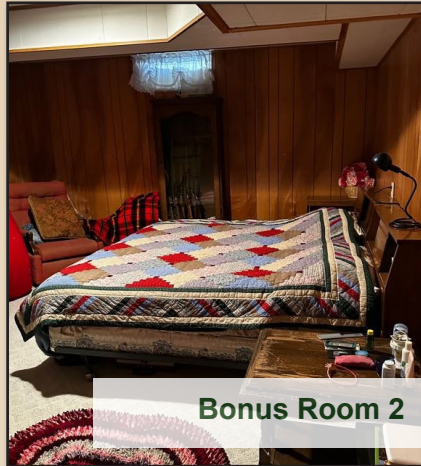
HOME PROPERTY IMAGES

Basement

One Family room, three bonus rooms,
and one full bath



Bonus Room 1



Bonus Room 2



Bonus Room 3

Property
Tour
Available
Online!



Basement Cellar



Basement Living Space



HOME PROPERTY IMAGES



FARM IMPLEMENT BUILDING

125' X 60'
Two overhead doors
Dirt floor
New roof in 2023

UTILITY QUONSET

40' X 60'
Concrete floor

STEEL BIN

Without drying
15' - 29'



Holding Pens & Corral

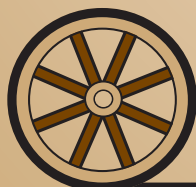
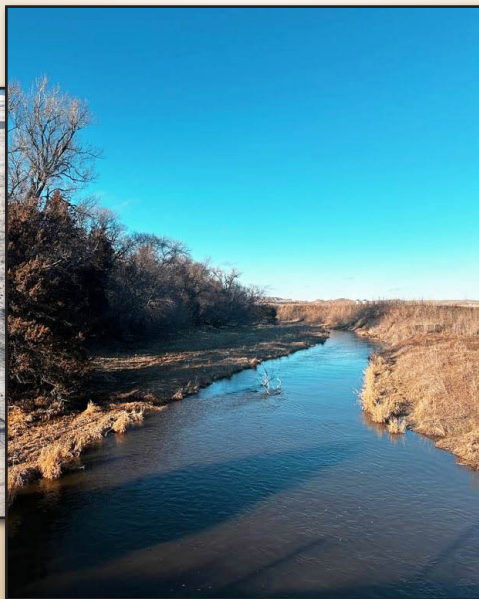
Ideal for horses or a small herd
with loading chute.



Discover Smalltown, Country Living

Recreational Opportunities

Well-established trees, one mile of the South Loup River, and 2,500' of a fresh water spring flowing through the property provides an abundance of wildlife, including an established Bald Eagle Nest.



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