

# Nebraska REAL ESTATE For Sale

## Autogate Road Ranch, Lincoln County, NE

**LOCATION:** 7766 EAST AUTOGATE ROAD, STAPLETON, NE WHICH IS LOCATED APPROXIMATELY 15 MILES NORTHEAST OF NORTH PLATTE OR 17 MILES SOUTHWEST OF STAPLETON.

**ACRES:** 124.57+/- total taxed acres in 2 tax parcels

**TAXES:** 2021 taxes payable in 2022 are \$2,467

**LEGAL DESCRIPTION:** Township 15 North – Range 29 West of the 6th P.M., Lincoln County, Nebraska

Section 5: Part S1/2 and Lot 1 WD Jones Sub



**COMMENTS:** Autogate Road Ranch is an opportunity to purchase a property with good county road access, a modest cabin type dwelling, an established cedar tree windbreak for winter protection and two very nice Lester Steel pole buildings. Quick access to the property from US Highway 83 only 2 miles away. The Stapleton School District would provide bus service for students.

The home is a small 672 sq ft 2 bedroom cabin that includes an open kitchen and living area. This was originally moved in as a garage and made into a dwelling in 1995. There is a crawl space under the cabin. The roof was replaced in 2020. The property is made up of 2 tax parcels and the cabin sits on the 8.7 acre tract. Around the cabin are many mature pine trees and cedar trees for shade and protection.

There are 2 very nice shop buildings highlighted on page 2 of this brochure. There are several other storage sheds and a covered equipment storage building on the property.



To the west and south of the building site is approximately 110 acres of sandhill rangeland. Along the northern boundary of this pasture is a very nice mature cedar tree windbreak. The submersible well drilled in 1995 that provides water to the stock tank is located in these trees. This well also provides water to the building site. The pasture is leased out for the 2022 season and steps towards good stewardship are being taken.

**PRICE: \$530,000.00**

**CONTACT:**

**Duane McClain, Listing Broker**

**Cell: 308.530.0221**

**duane@nebraskalandbrokers.com**



**Nebraska Land Brokers, LLC**

North Platte, NE

308.532.LAND

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

*All information throughout this brochure is from sources deemed reliable, however the accuracy is not guaranteed. Perspective Buyers should verify all information. All maps presented by Broker are provided for information only and are not intended to be survey accurate.*



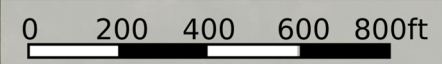
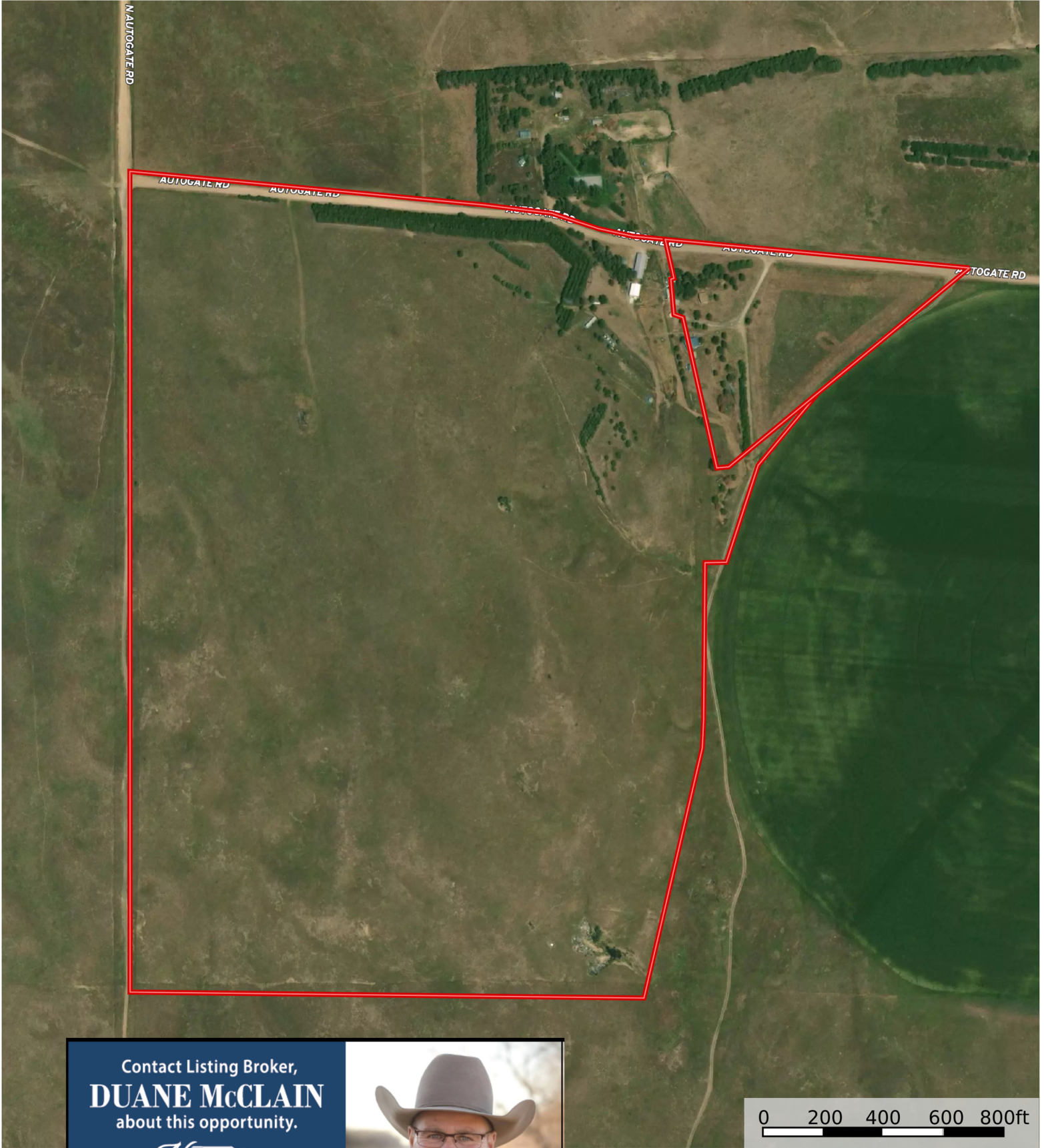
Built in 2005, the north shop building is 82' long by 30' wide and 14' tall. The north 42' of this building is fully enclosed with a 14'x10' overhead door on each end. The north door includes an opener and a concrete approach. This portion has a full concrete floor, abundant electrical outlets and a small hoist arm mounted in the cement. The southern portion of this building is open on the south and east. Includes a 12' sliding door on the west. This area has a dirt floor. This is a very useful building.



Built in 2020, the south shop building is 40' long by 30' wide and 14' tall. This building has a full concrete floor. On the south end are two overhead doors. One 8'x8' and one 10'x10'. The 10' door includes an opener and concrete approach. The north end includes a 12'x10' overhead door. The north end of this building is very close to the south end of the north building. There is a small room in the northwest corner of this building for storage.

# Autogate Road Ranch

Nebraska, 124.57 AC +/-



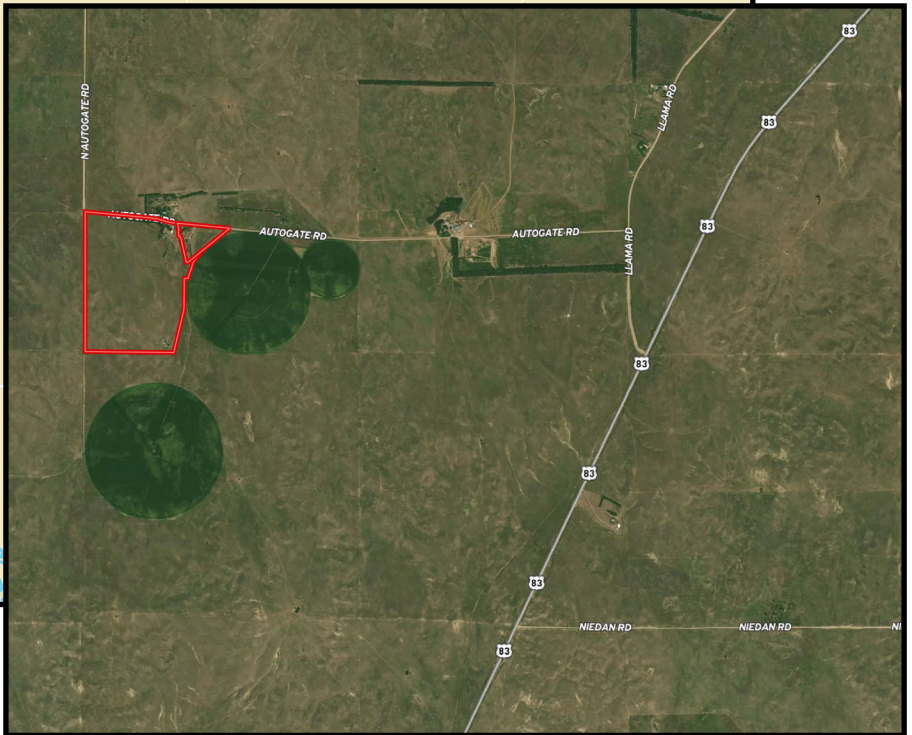
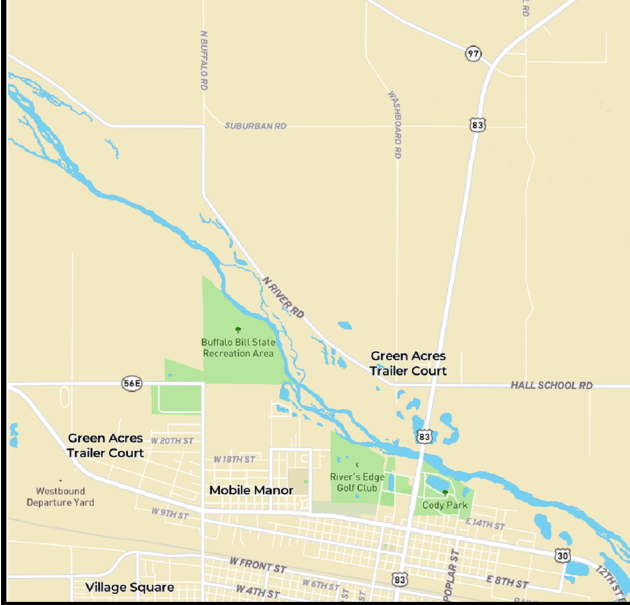
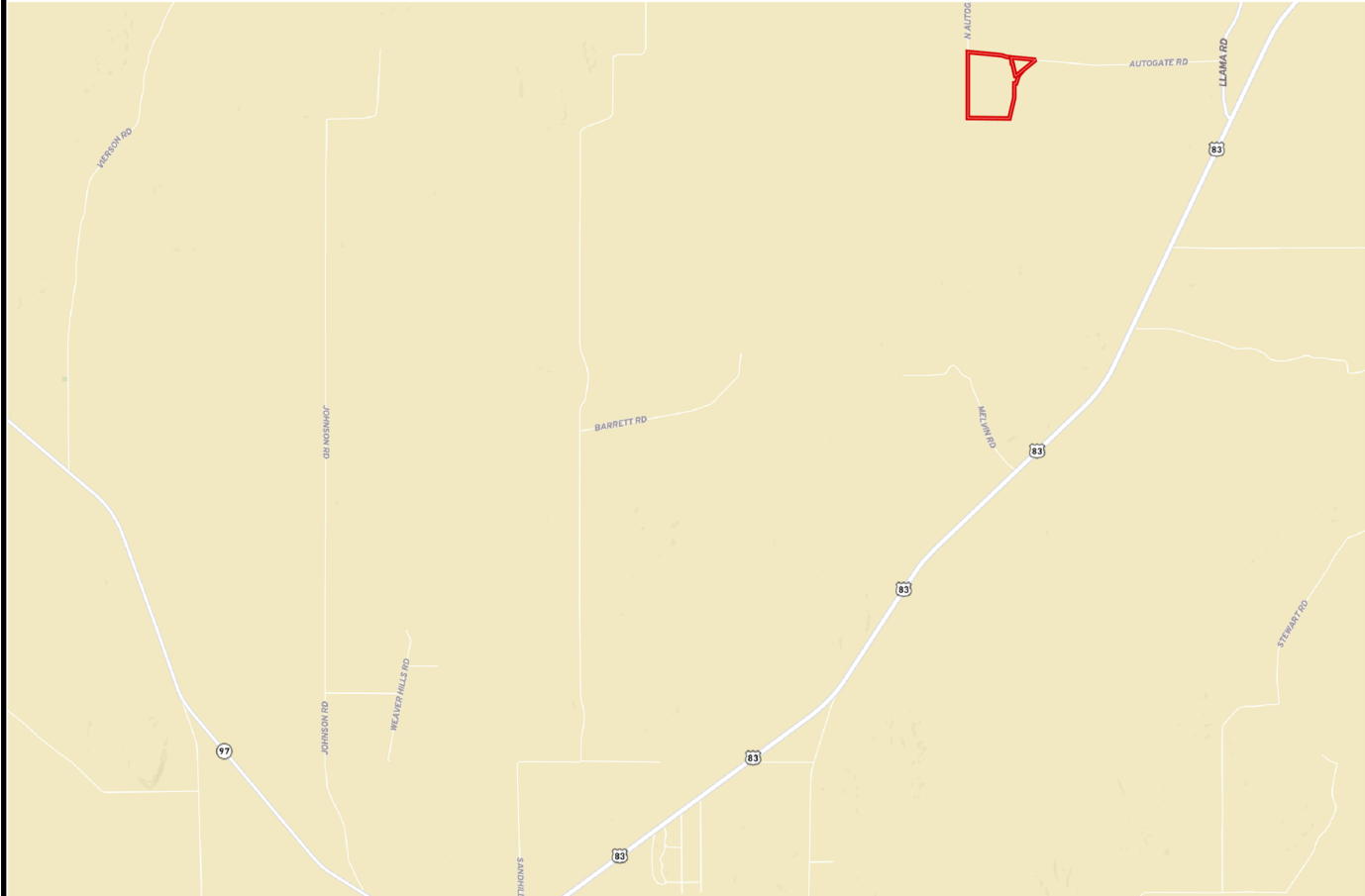
Contact Listing Broker,  
**DUANE McCLAIN**  
about this opportunity.



Cell or Text  
**308.530.0221**  
duane@nebraskalandbrokers.com



**Autogate Road Ranch**  
Nebraska, 124.57 AC +/-



**Nebraska Land Brokers, LLC**  
North Platte, NE  
308.532.LAND  
[www.NebraskaLandBrokers.com](http://www.NebraskaLandBrokers.com)

*All information throughout this brochure is from sources deemed reliable, however the accuracy is not guaranteed. Perspective Buyers should verify all information. All maps presented by Broker are provided for information only and are not intended to be survey accurate.*