

Nebraska REAL ESTATE For Sale

Prairie Zephyr Equine, Lincoln County, NE

LOCATION: 2790 West Prairie Zephyr Lane, North Platte, NE. is 9 miles South of North Platte and is located just west of Hole One of the Lake Maloney Golf Course and over the hill from the Lake Maloney Roping Club.

ACRES: 121.97+/- total taxed acres.

TAXES: 2023 taxes are estimated to \$3,950.00 by the County Assessor based on the 2022 levy.

LEGAL DESCRIPTION: Township 12 North – Range 31 West of the 6th P.M., Lincoln County, Nebraska
Section 12: Part NE1/4 and Part SE1/4

ABOUT THE PROPERTY: What an opportunity available here. Located within 15 minutes of downtown North Platte is a very nicely set up equine facility. The Seller has worked to make this property very usable and productive for breeding and training of performance horses.

The horse pens are a combination of permanent pipe fence and portable panels. The portable panel pens allow for the owner to change the size of the pens as needed. There are currently 14 pens of different sizes. Some of the pens are watered by Ritchie waterers with electric heat for ice free water in the winter. The rest of the pens are watered from water hydrants. There is an abundance of water availability. There are 2 lean-to structures for shade and winter protection.

Sitting right in front of the house for watching is a nice 270' x 150' Southwest Equine roping arena that includes a roping chute and boxes, striping chute and return alley. There is a water hydrant at the catch pen for the sporting cattle. The arena is located just east of the pens with very easy access.

A 40'x 30' Cleary Barn is located in the middle of the pens and includes a tack room and 1 box stall. It has large sliding doors on each end and a partial concrete floor. There is another small barn on the property.

THE LAND: To the south of the headquarters is about 112 acres of sand hill pasture that is crossed fenced into 5 pastures for rotational management of livestock grazing. Fencing consists of newer creosote posts with 4 strands of smooth twisted wire. Stock water is provided by a water pipeline to 2 stock tanks. The pasture has been managed very well and in good condition.



PRICE: \$640,000.00

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Nebraska
Land Brokers

Nebraska Land Brokers, LLC

North Platte, NE
308.532.LAND

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THE HOME: The Sellers moved in the 2012 Clayton Manufactured home in 2022. It is a 1,264 sq ft, 3 bedroom and 2 bathroom home on a crawl space. The home includes an open floor plan for the kitchen, dining and living area. The recently added 280 sq ft addition includes a mud room and office. New carpet and a new roof were added when the home was moved in.

Out the back door is a large patio that wraps around the house and overlooks the arena. The lawn was recently installed as sod in May 2023. Many more picture are available on the website.



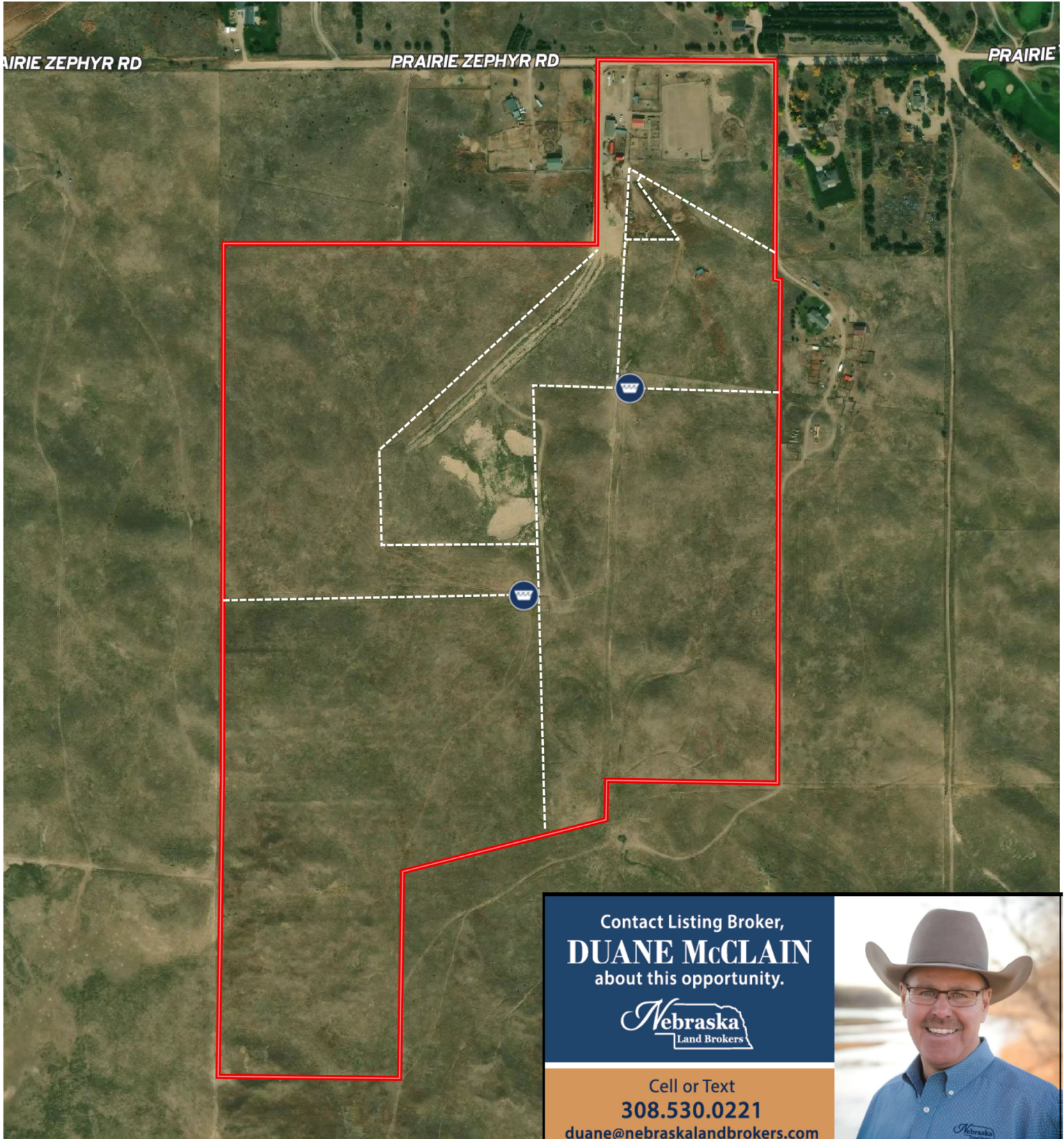
BROKER COMMENTS: LOCATION! LOCATION! LOCATION! This nice horse property is located in an area of an abundance of activities for your family. Lake Maloney Reservoir offers boating, swimming, fishing and camping. Lake Maloney Golf Course is one of the nicest 18 hole courses in the region. The Lake Maloney Roping Club arena is just over the hill to the east. Lincoln County Wildlife Club offers shooting sports and is located on the east side of Lake Maloney.

PLEASE NOTE: SHOWINGS BY APPOINTMENT ONLY AND FOR PROTECTION OF THE LIVESTOCK, ALL TOURS WILL REQUIRE THE PRESENTS OF THE LISTING BROKER.

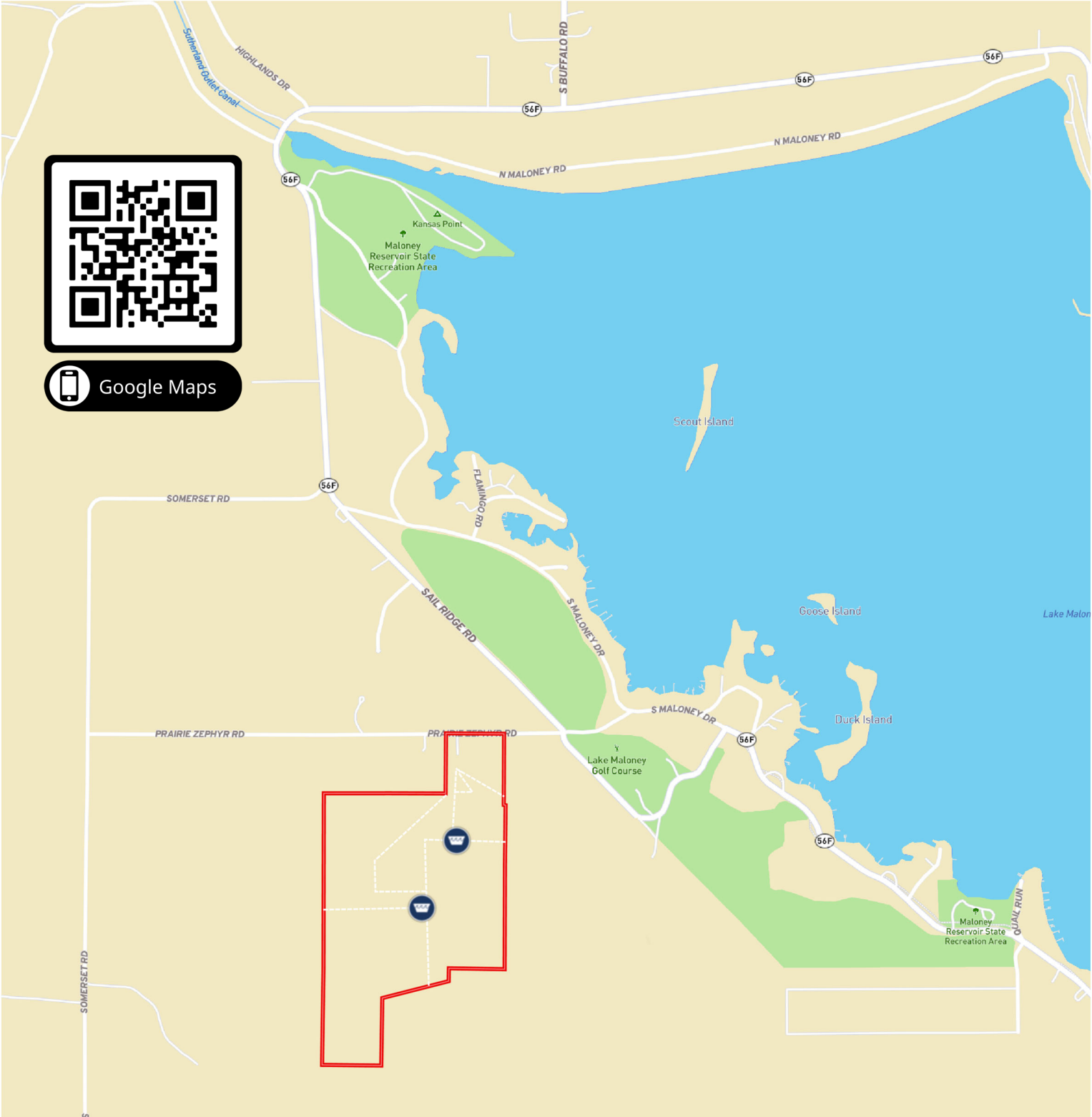
Prairie Zephyr Equine Aerial Image

The sandhill pasture of the property is cross fenced into 5 different pastures for rotational grazing management of the resources.

Many more pictures and maps are available on the website.



Prairie Zephyr Equine Location Map



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