

Nebraska REAL ESTATE For Sale

SHERMAN COUNTY GRASS & BUILDING SITE

LOCATION: 47852 785th Road, Loup City, NE. This is approximately 7 miles SE of Loup City or 8 miles NW of Rockville, NE. The property is 1 mile east of Highway 58 on 785th Road.

LEGAL DESCRIPTION: Part N1/2 Section 11; Township 14 North – Range 14 West of the 6th P.M., Sherman County, NE

ACRES: 159.46 taxed acres but measures to be 165+/- acres

TAXES: 2020 taxes paid in 2021 are \$2,845

SUMMARY: This is a nice opportunity to purchase a tract of grass with an older building site.

Located on 785 Road just 1 mile east of Highway 58 about 7 miles southeast of Loup City, NE or 8 miles northwest of Rockville NE, The property is about 38 miles northwest of Grand Island or 48 miles north of Kearney.

While the house on the property has not been maintained to be able to offer as inhabitable, the building site does offer some options for a new owner. They would include power, water well, propane tank and mature trees for wind protection. There are several outbuildings at the building site that would provide additional opportunities to the new owner.

There is a small pond located west of the building site that is seasonal in nature but does have water in it most of the time. In the spring with snow melt and early rains the pond will over flow into the creek bed that flows through the northeastern portion of the grass. This pond could be an opportunity for waterfowl hunting in the fall with the proximity to the Middle Loup River.

For the most part the grass is in good condition and the fences are very good on the east and south and fair on the west and north. Stock water for grazing is provided by the well at the building site and the pond mentioned before.

This property is located approximately 3 miles east of the Middle Loup River and 10 miles from Sherman County Reservoir, both of which provide fishing, boating, camping and recreational opportunities.

This property would be a nice starter property for a young family or be a good addition to an existing operation.

PRICE: \$400,000.00

CONTACT:

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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.

Sherman County Grass and Home

159.46 Acres



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