

## Western View Real Estate



### **12081 Hwy 2/71 \* 394.85 ACRES +/- DAWES COUNTY NEBRASKA**

**Located 15 miles South of Crawford, Nebraska with convenient access to State Highway 2/71.** The views are panoramic from rolling grasslands to the horizons silhouetted by Ponderosa Pines. This small ranch consists of native shortgrass prairie currently subject to a written grazing lease. Here is an excellent location to retire from the busy urban life and perfectly suited for a small scale livestock or horse operation. Two electric submersible wells serve the property; one centrally located for livestock and the other at the home. The residence is a spacious and modern 1,976 sq ft, four bedroom, two bath home with a fenced yard. Propane furnace w/Central Air. The home site was new in 2009 including a concrete storm shelter and Generac brand back-up electric generator. Insulated livestock barn, portable multipurpose shed, livestock shelter, lawn and garden storage shed plus an enclosed chicken yard/coop.

List Price \$375,000

(308) 432-6828

269 Main Street, Chadron, NE

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

**Philip Rosfeld, Broker, Licensed NE/SD**

All information has been provided by sources deemed reliable, however accuracy is not guaranteed. Prospective buyers are responsible to verify all information to their satisfaction. Offering is subject to approval of purchase by owner, prior sale, price change, correction or withdrawal without notice.



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## **Location**

Private driveway with convenient access to paved State Highway 2/71.  
2.5 miles to Marsland, NE  
9 miles to Box Butte Reservoir  
15 miles to Crawford, NE  
20 miles to Hemingford, NE  
40 miles to Chadron, NE  
57 miles to Scottsbluff, NE  
137 miles to Rapid City, SD  
257 miles to Denver, CO

## **Area**

Historic Fort Robinson State Park just west of Crawford along Highway 20 is a nice family attraction & vacation destination and conveniently nearby is The Legend Buttes Golf Course, rated as one of the most scenic in the United States. The region itself is centrally located between the Colorado Front Range and the South Dakota Black Hills. The Nebraska National Forest and Oglala National Grasslands are both widely known for prime wildlife habitat. Large game includes elk, bighorn sheep, antelope, whitetail and mule deer. Smaller species vary from bobcat, coyotes, prairie dogs and Merriam Turkey. The vast number of acres accessible to the public encompass terrain varied enough to entertain any outdoor fan. Trailheads throughout the Pine Ridge National Recreation Area connect to a nearly endless combination of trails available for hiking, trail riding, biking & camping. There are also trails for ATV and motorcycle use in limited areas. The area is also acknowledged for its cache of prehistoric fossils, rare rocks and beautiful wild flowers. Nearby State Wildlife Management Areas include the Peterson WMA, the Soldier Creek WMA, the Ponderosa WMA and the Bighorn WMA each offering additional acres in the region for outdoor activities.

## **Well Data**

Residential Well: Registration #: G-154541 Year: 2009 GPM: 10  
Static Level: 168' Pump Depth: 220' Well Depth: 240'  
Stock Well: Electric Submersible Pump – Not Registered

## **Residence**

Year: 1998 - Bedrooms: 4 - Baths: 2 - Sq Ft: 1,976  
Propane Forced Air Furnace w/Central Air  
Generac Brand Propane Fueled Back up Electric Generator  
Concrete Storm Shelter

## **Buildings**

Barn: Insulated w/Electricity  
Portable multipurpose shed, Open front livestock shelter  
Lawn/Garden storage shed, Enclosed chicken yard w/coop.



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## **Real Estate Taxes**

2014 - \$2,560.76

## **Mineral Rights**

All mineral interests owned by the Seller, will be conveyed to the Buyer.

## **Surface Water Rights**

There are no surface water rights permitted to the property.

## **List Price**

\$375,000.00

## **Conditions of Sale**

1. The seller shall require an all cash sale at closing.
2. The seller reserves the right to a 1031 tax deferred real estate exchange with no liability or expense to the buyer.
3. All offers shall be submitted in writing.
4. Earnest money shall be no less than 5% of the list price (\$18,750)
5. Earnest money deposits shall held in the listing broker's trust account until date of closing. (Western View Real Estate Trust Account)
6. The cost of title insurance issued and title company closing fees for this sale shall be split equally between buyer and seller.
7. Buyer and seller shall be responsible for their own attorney's fees, if any.

## **Agency Disclosure**

Exclusive Listing Agent, Philip Rosfeld, Broker, Western View Real Estate

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