

Western View Real Estate



1,700.72 +/- ACRES * SIOUX COUNTY, NE

Hard Grass Summer Range, Some Timber, Excellent Hunting
Good Access, Located Three Miles South of NE State Hwy 20
Fenced Into Three Units, Two Sets of Corrals
One Wood/Wire - One Steel Continuous Fence w/Steel Gates

Four Wells - One Windmill w/Cistern
One Electric Submersible - Two Solar Power Submersible

Legal Description

NW4, S2, S2NE4 19-31N-54W, N2, SE4, Pt SW4 24-31N-55W
N2NE4 25-31N-55W, N2, N2S2 30-31N-54W
Taxes \$3,685.00

List Price \$1,099,900 Cash (\$647 Av/Acre)

Philip Rosfeld, Broker

(308) 432-6828 Day or Night (308) 430-5151

269 Main Street, Chadron, NE

www.WesternViewRealEstate.com

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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Aerial View



There may be variations between the property boundary & the location of existing fences. There may also be variations as to the specific acreage within the boundary of the property. Seller makes no warranties in this regard. Maps are based upon legal description & not to scale. The location of the property boundary & existing fences is approximate. Maps are for visual aid with accuracy not guaranteed.

Mineral Rights

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

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 deposit shall be no less than (\$50,000.00)
5. Earnest money deposit 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.

Agency Disclosure

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

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