

# Western View Real Estate



## **486.92 +/- ACRES \* DAWES COUNTY 242 WHITNEY LAKE ROAD \* WHITNEY, NE**

Scenic property with nearly ½ mile of the White River flowing through the trees. Expansive views of the Nebraska Pine Ridge Area and surrounding historic buttes. Historic vintage style barn reconstructed new in 1990.

Double car garage w/workshop. Three Bedroom Ranch House w/fireplace & original wood floors. New furnace & septic system. Water from private well & rural water district pipeline. New continuous fence corral system with 5 new livestock tanks on pipeline. Tillable (440) acres currently planted in dryland corn, wheat cover crop, & alfalfa.

Legal Description: SE4, Pt NE4 Section 8 - S2 Section 9  
All in Township 32 N – Range 51 W 6<sup>th</sup> PM, Dawes County, NE

List Price \$840,000 (\$1,725 Av/Acre)

Western View Real Estate  
269 Main Street, Chadron, NE  
[www.WesternViewRealEstate.com](http://www.WesternViewRealEstate.com)

Philip J Rosfeld \* Broker \* NE/SD  
(308) 432-6828 Day or Night (308) 430-5151

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



## Home & Improvements



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## **Property Boundary**

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.

## **Irrigation Rights**

There are no surface water rights permitted to the property.

## **Real Estate Taxes**

The real estate taxes for 2014 are \$3,989.96

## **Mineral Rights**

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

## **List Price**

\$840,000 (\$1,725 AV/Acre)

## **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 5% of the list price (\$42,000.00)
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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