

LAND FOR SALE



South Loup River Home & Acreage

119 ± ACRES | CUSTER COUNTY, NEBRASKA



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TAKE A TOUR



Offered exclusively by:

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PROPERTY INFORMATION

LEGAL DESCRIPTION:	<p>E 1/2SW except part (except tax parcels 000663230 & 000663240) and SE 1/4 except part (except tax parcels 000663240 & 000663250) of Section 31-T17N-R24W; Part of lots 1-2 (except tax parcels 0006246501, 000624630 & 000624500) of Section 1-T16N-R25W. And Part of lots 1-2 in Section 1-T16N-R25W as identified in Survey #LS-717.</p> <p>*West of the 6th P.M. in Custer County, Nebraska.</p>
SITUS ADDRESS:	<p>41439 Road 798 Arnold, NE 69120</p>
ACRES & TAXES:	<p>119.03 Tax-assessed acres 2022 taxes payable in 2023: \$3,265.80</p>
LAND USE:	<p>Grassland</p>
OUTBUILDINGS:	<ul style="list-style-type: none"> • 40' x 60' Utility quonset with concrete floor • 125' x 60' Farm implement building with dirt floor and two overhead doors. NEW roof in 2023 • Steel bin without drying, 15'-29' • Tool shed • Pump house • Corral, holding pens, and loading chute for truck or trailer
PRICE:	<p>\$700,000.00</p>



Showing by appointment only!



LOCATION:
5.5 miles southeast of Arnold, NE via Arnold River Road and 1/2 mile west on County Road 798, to the southeast corner of the property.
Or 2 miles south on HWY 40 then east 4 miles on County Road 798.





Home Property Details

BED ROOMS 2 (upstairs)

BATH 2 ½ (upstairs)

- One bath w/ walk-in tub shower
- One large master bath, handicap accessible

SQUARE FOOTAGE Assessors report shows 1,865 sq. ft. on the main level and 1,721 sq. ft. in the basement.

BASEMENT Family Room plus 3 Bonus Rooms and 1 Full Bath.

GARAGE 2 Car Attached; 576 sq. ft.

YEAR BUILT 1955

- Nicely updated kitchen
- Large dining room
- Two living spaces upstairs, one downstairs
- Central heat/air
- Handicap access
- Laundry on main level
- Stand-by generator
- Basement cellar
- Lots of storage in garage & basement
- Concrete basketball court
- NEW roof in 2022
- Automatic sprinkler system



Family Room 1

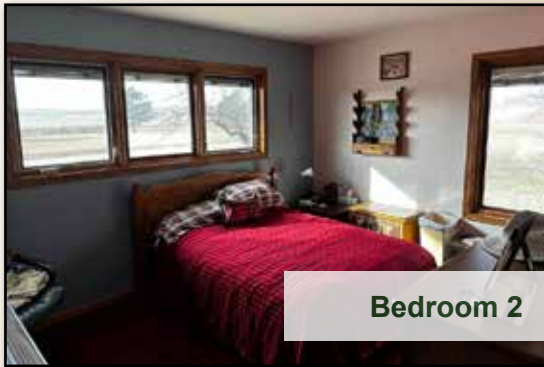


Large Dining Room

HOME PROPERTY IMAGES



Updated Kitchen



Bedroom 2



Family Room 2

Extra-Large Master

Handicap accessible, walk-in shower



HOME PROPERTY IMAGES

Basement

One Family room, three bonus rooms,
and one full bath



Bonus Room 1



Bonus Room 2



Bonus Room 3

Property
Tour
Available
Online!



Basement Cellar



Basement Living Space



HOME PROPERTY IMAGES



STEEL BIN
UTILITY QUONSET

FARM IMPLEMENT BUILDING

Outbuildings

FARM IMPLEMENT BUILDING

125' X 60'
 Two overhead doors
 Dirt floor
 New roof in 2023

UTILITY QUONSET

40' X 60'
 Concrete floor

STEEL BIN

Without drying
 15' - 29'



Holding Pens & Corral

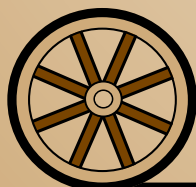
Ideal for horses or a small herd
 with loading chute.



Discover Smalldown, Country Living

Recreational Opportunities

Well-established trees, one mile of the South Loup River, and 2,500' of a fresh water spring flowing through the property provides an abundance of wildlife, including an established Bald Eagle Nest.



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