

LAND FOR SALE

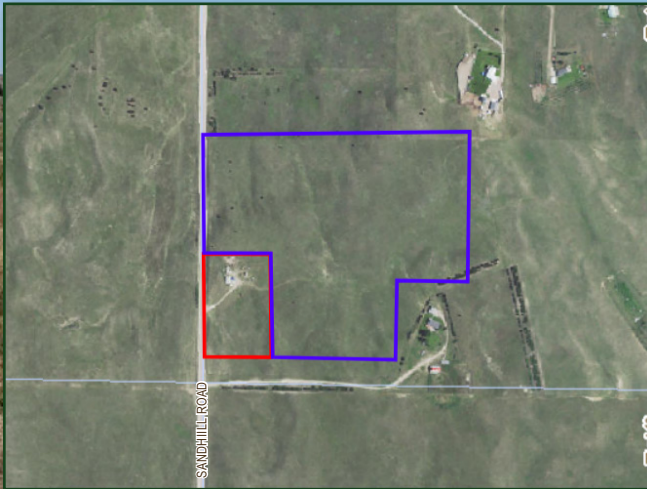
Now Offered in Two Tracts!

Home - 5 acres (Approximately)

Acreage - 34.9 acres (Approximately)

Tracts to be surveyed.

The property is not subject to any restrictive covenants or restrictions.



Sandhill Road Home & Acreage
39.90 ± TOTAL ACRES | LINCOLN COUNTY, NEBRASKA



Faith Correll

LISTING AGENT:

FAITH CORRELL

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View Full Brochure & Listing Online



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PROPERTY INFORMATION

LEGAL DESCRIPTION:	Pt. SW1/4 Section 23, Township 15 North, Range 30 West of the 6th P.M. in Lincoln County, Nebraska Tracts to be surveyed upon purchase. <i>As identified as Parcel ID: 0060382.00</i>
LOCATION:	Travel north out of North Platte on Highway 83, then west onto Sandhills Road for approximately 2½ miles until you reach the driveway on the east side of the road.
ACRES:	Property contains a total of 39.9 Tax-accessed acres, to be surveyed and split off into two tracts.
TAXES:	2023 Taxes for the entire property, payable in 2024: \$1,791.64
NRD:	Twin Platte Natural Resources District
SOILS:	100% Valentine fine rolling sand

	Tract 1 (Homesite)	Tract 2 (Acreage)
ACRES:	5.0 approximate acres <i>To be surveyed.</i>	34.9 approximate acres <i>To be surveyed.</i>
WELL INFO:	Registration G-189528	
OUTBUILDINGS:	<ul style="list-style-type: none"> • 576 Sq. Ft. Shelter Building • Storage Container • Insulated Well-house • Dog Run, Kennel and House 	
LISTING PRICE:	\$170,000	\$157,000

ACREAGE

34.90 ± ACRES

Acreage contains fencing around most of the perimeter of the property, excluding around the 5 acre tract to be surveyed off.

SQUARE FOOTAGE: 864 sq. ft.

YEAR BUILT: 2019

ROOMS: 1 Bedroom
1 Bathroom
Laundry/Mud Room
Kitchen/Dining
Living Room

HOME AMENITIES:

- Most major appliances included. Ask agent for details.
- Baseboard Heat.
- Walk-in closet off bedroom.
- Features two septic systems. One for main house and one for container building.



HOMESITE DETAILS

ADDRESS: 13087 N Sandhill Road
North Platte, NE 69101



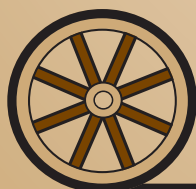
*Showing by
Appointment
Only!*



OUTBUILDINGS



Repurposed shipping container, featuring a fully-finished bathroom with shower, presents a unique and efficient solution, ideal for a home office or private workspace.



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