

154.85 +/- Acres Webster County NE Residential, Cropland, Hunting/ Recreational, Potential Building Sites

LIST PRICE: \$895,000

Welcome to Cather Country! This property is a sportsman or investor paradise. Sitting golf course adjacent, property will be a tremendous addition to your land holdings!

The income property begins with a one floor, 2 bed/2 bath main house built with celebration hosting in mind! The open floor plan maximizes the gorgeous Northern golf course view and features not only a bar, but also a stunning stone fireplace. The wrap-around exterior patio finishes off this show piece with excellence.

The second building on the property is not only an over-sized, fully insulated, two car detached garage, but also a 3 bed/2 bath guest or rental property. Each room is outfitted with its own temperature control unit as well as its own exterior entrance/exit. The rooms can be adjoining or closed off for large or small families.

The third building is a 20'x22' small machinery and tool shop.

The acreage provides excellent hunting with a number of trophy bucks having been caught on sight. Thanks to the abundance of rolling, tree-covered acres, high water table, very nearby Republican River, and food plots, this 1/4 section of ground has been well groomed to reach its highest potential.

This versatile income property not only has two verbal farm leases, but also features a number of potential building sights overlooking either the golf course or the Republican River Valley which are equally viable for farming and/or grazing

There's almost no-end to this must-see property located just 2 miles east of Red Cloud - America's Most Famous Small Town!



PROPERTY ADDRESS: 738 Road 1400 , Red Cloud, NE
LEGAL: SW 1/4 32-2-10 Cowles-Pleasant Hill Township
2018 TAXES: \$4,877.96
SCHOOL DISTRICT: Red Cloud

**Lindsey Haden, Listing Agent
Ayr, Nebraska 402-984-3725**

Listing Offered Exclusively By:

Mach1 Realty

Home Office Located at

6312 Avenue P Place

Kearney NE 68847

-Mike McCann—Broker-

402-984-3725

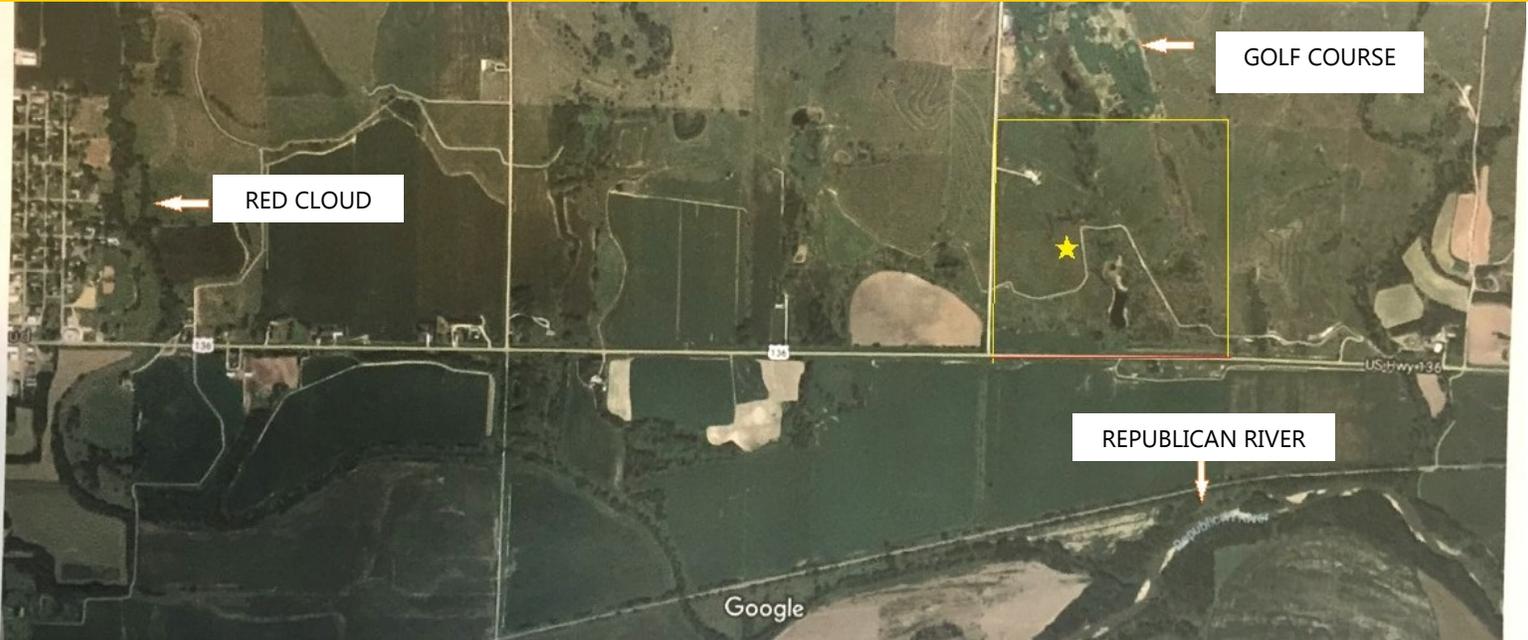
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SOIL INFORMATION: BY PERCENTAGE: 47% Geary & Hobbs Soils
(All +/- Percentages) 38% Deroin Soils
11% Holdrege Silt Loam
3% McCook Silt Loam
1% Gibbon Silty Clay Loam

WELL INFORMATION: Lower Republican NRD; Registration: G-116843
Depth: 35 Feet
Pumping Level: 22 Feet
Gallons/Minute: 15

AIRPORT INFORMATION: Red Cloud Municipal Airport is located
3 miles West on Highway 136

Information contained herein was obtained from sources deemed reliable. While we have no reason to doubt the accuracy, we do not guarantee it. Prospective Buyers should verify all information. All maps provided by Mach1 Realty are approximations to be used as a general guideline, and are not intended as survey accurate.

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The detached garage contains three guest rooms and two full bathrooms. Each room has its own temperature control unit, television and exterior corridor to allow for large or individual rental. There are also two RV electrical hook-ups so additional guests can be accommodated.

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Master bedroom with walk-in shower in
In bathroom

Adjoining spare bedroom with main bath
access

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