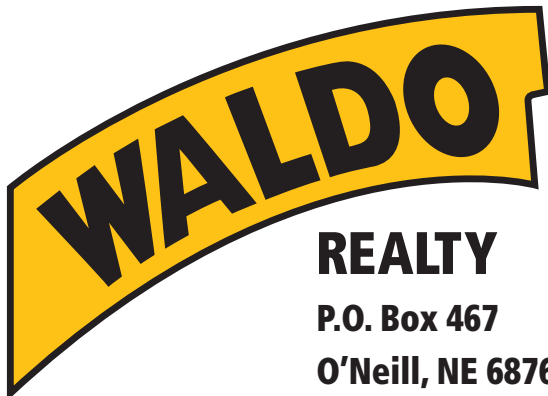




**FOR SALE**

**7 +/- Acres**

**Antelope County, Nebraska**



**REALTY**

**P.O. Box 467**

**O'Neill, NE 68763**

**Contact Waldo Realty for further  
information on this property.**

**402.336.4110**

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**DEEDED ACRES:** 7 +/- Acres

**LEGAL DESCRIPTION:** NW1/4 NW1/4 Section 7, Township 26N, Range 6 West of the 6th P.M. Antelope County, NE. Containing 7 acres more or less.

**PROPERTY LOCATION:** From Neligh, NE go 8 miles north on Hwy 14 then two miles west on 857th Road or from the Hwy 14 Hwy 20 Junction go south 6 ¾ miles then two miles west on 857th Road to the north boundary of the subject property.

**PROPERTY DESCRIPTION:** Here's an attractive secluded equestrian acreage with mature shelterbelts located only 10 miles from Neligh, NE. This property offers a spacious 1,860 sq. ft. home with an open floor plan, partially finished walk-out basement, a 45' x 60' horse barn/equipment shed, a 60' x 90' x 18' steel framed Sentinel brand covered arena with heated waterers, grazing area and many extras. A must see to appreciate, call now for your personal showing.

**POWER SERVICE PROVIDER:**  
Elkhorn Public Power District (402) 675-2185

**IMPROVEMENTS/ITEMS INCLUDED:** The home has a new steel roof, new vinyl siding with insulation barrier and recently installed Stainmaster carpet. The kitchen and bathrooms offer slate and tile flooring and granite counter tops along with cherry & oak cabinetry and apron front sinks. The home also has a new large wrap around composite deck.

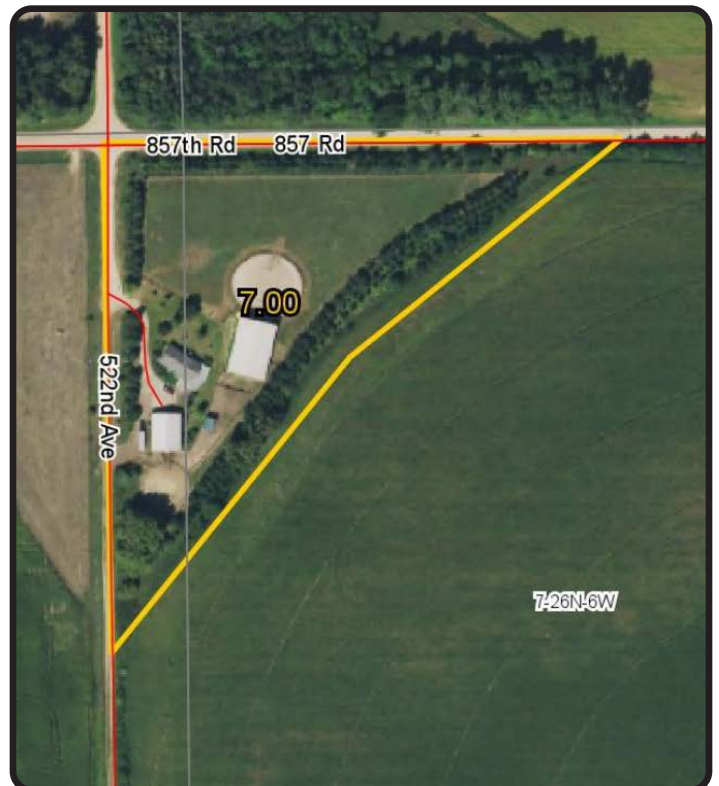
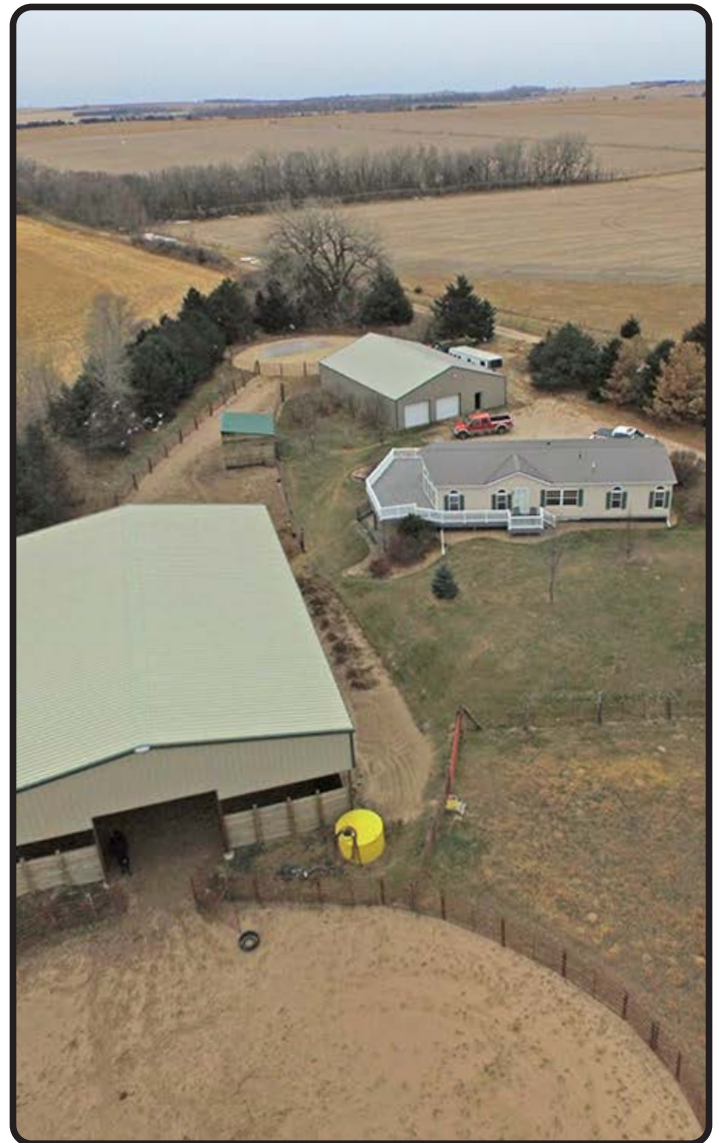
This property features two pipe fence/panel round pens, one 75' and 100' in diameter. A 60' x 90' x 18' steel framed Sentinel brand covered arena built in 2010. The barn includes a large wash rack/tack area with heated water; a tack room with 4 built in saddle racks, multiple bridle hangers, shelving areas, water hydrant, 2 pine stalls 15' x 15' and one bridge planked foaling or stud stall 15' x 20'. All stalls are equipped with a large fan, water misters and a large barn exhaust fan.

There is also two large paddocks that are pipe fenced and both have shelter, automatic Ritchie heated waterers and approximately 3 acres of cabled fenced native grasses for grazing.

**REAL ESTATE TAXES:** \$3,014.86

**PRICE & TERMS:** \$284,000.00 Cash.

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.



Boundary lines are for visual aid only.



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