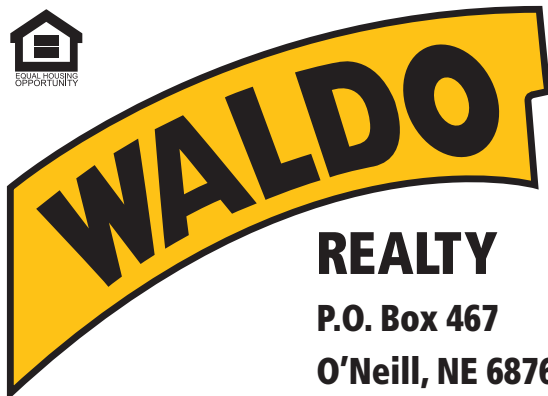




7.5 +/- Acres & 14 +/- Acres
Stanton County, Nebraska



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: North Lot – 7.5 acres more or less (Subject to Survey)

South Lot – 14 acres more or less (Subject to Survey)

PROPERTY LOCATION: From Norfolk, NE 3 ½ miles east on Hwy 275 then south on 561st Ave to the 14-acre Lot or north a ¼ of mile on 561st Ave. to the 7.5-acre Lot.

PROPERTY DESCRIPTION:

7.5-acre lot split – This property offers an open front shed, submersible well, electrical service and a mature shelter belt on the north and south boundary which would make for a majestic location for an acreage overlooking the Elkhorn Valley.

14-acre lot split – This property offers a calving shed with both stalls and a heated shop and office, a submersible well, electrical service and a pond. The topography of this acreage would make for a great calving location or also a potential building site for a dwelling and equestrian acreage.

Given the properties proximity to Norfolk, the highway and county road access to these parcels they each should be given strong consideration for a potential equestrian acreage or the highly sought-after country living within minutes of downtown Norfolk. **Seller will consider additional acres on either lot split to fit buyer's needs.**

LEGAL DESCRIPTION: Available upon request subject to survey

POWER SERVICE PROVIDER: Stanton Public Power District - 402-375-1360

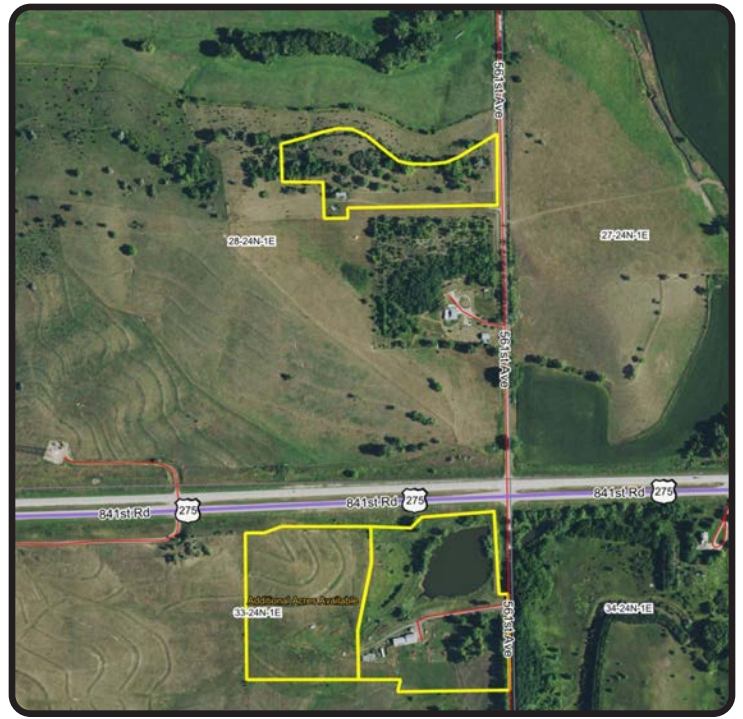
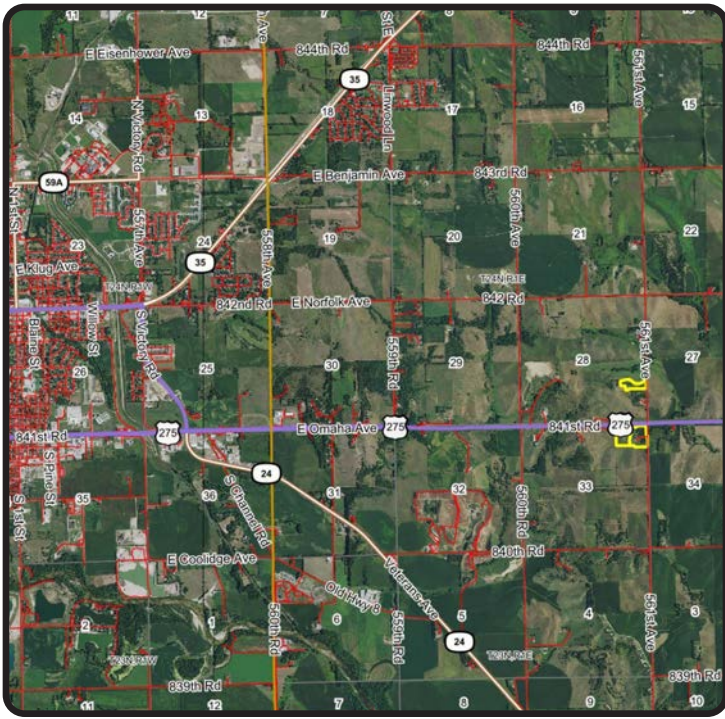
NRD NAME & PHONE #: Lower Elkhorn NRD - 402-439-2228

REAL ESTATE TAXES: Subject to lot split and county assessor recon

PRICE: North Lot – \$105,000.00 South Lot – \$215,000.00

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





Boundry lines are for visual aid only.





North Lot





South Lot

