

Reed Farm & Ranch

Crawford, NE 69339, USA

711.0 Acres

\$898,000.00

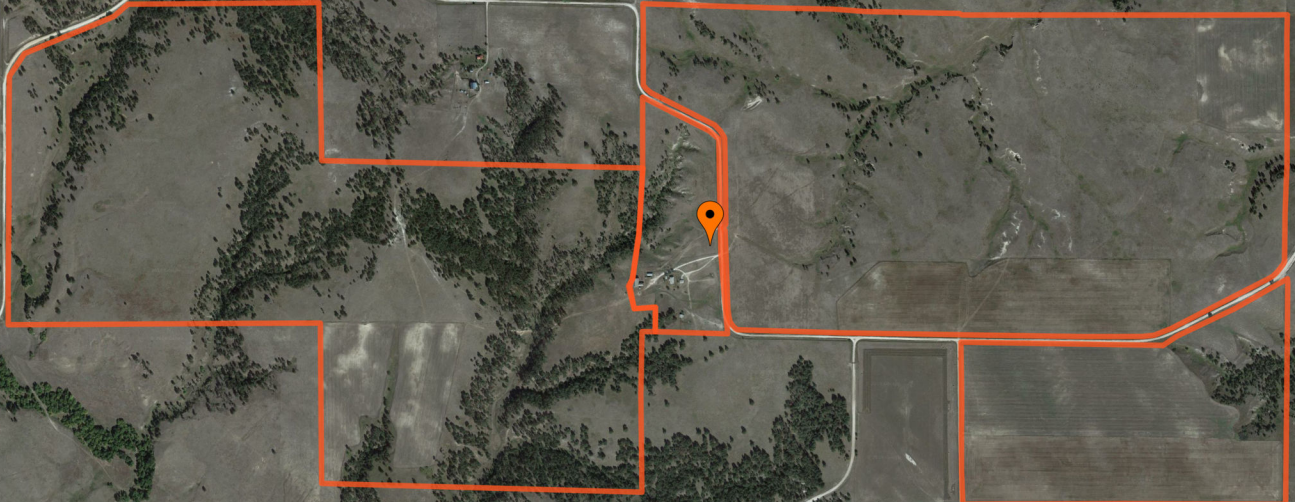
Western View Real Estate

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Reed Farm & Ranch

Legend

- Custom Point

 Boundary

Description

REED FARM & RANCH * 461 Hough Road * Crawford * Dawes County * Nebraska The Reed Farm & Ranch is on the market for the first time since the current owner's Great Grandfather Reed homesteaded the property in 1885. Centrally located in a secluded yet scenic part of the Nebraska Pine Ridge on approximately 16 miles of country road from Highway 385, Highway 2/71, and Box Butte Reservoir. The main home has recent updates with new carpet, Smart Side Siding, and 50 year Malarky Architectural Shingles. (Home & Garage). The property consists of 520 Acres Timber & Grassland and 175 Acres Dry Cropland that has an established mix of Alfalfa & Grass. This is a no-frills, multi-generational farm & ranch, built with blood, sweat & tears. Other improvements include a double car garage, machinery shed, workshop, chicken house, woodshed & guest house to be rehabilitated. 2018 Taxes \$5,093.68 List Price \$898,000 www.WesternViewRealEstate.com Philip J Rosfeld * Broker * Western View Real Estate 308-432-6828 Day or Night 308-430-5151 All information has been provided by sources deemed reliable, however accuracy is not guaranteed. Prospective buyers are responsible to verify all information to their satisfaction. Offering is subject to approval of purchase by owner, prior sale, price change, correction or withdrawal without notice. There may be variations between the property boundary & the location of

existing fences. There may also be variations as to the specific acreage within the boundary of the property. Seller makes no warranties in this regard. Maps are based upon legal description & not to scale. The location of the property boundary & existing fences is approximate. Maps are for visual aid with accuracy not guaranteed. **Western View Real Estate**

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