

Western View Real Estate



481.5 Acres +/- * Dawes County, NE

Excellent opportunity to own the dream and be a steward of the land. This property adjoins the Nebraska National Forest (USFS) and is located by Roberts Trailhead with easy access to the Pine Ridge Trail and the Pine Ridge National Recreation Area - This 6,600 acre area is designed to provide a recreational opportunity in a natural environment and is managed for non-motorized recreation. Roberts Trailhead includes horse corrals, a hand water pump, and is open all year. This property supports a wide range of panoramic views, income from a livestock grazing lease, windmill, pond and a spring-fed pipeline to stock tanks. Indian Creek traverses the property sub-irrigating a low lying field perfectly situated for a wildlife food plot. The property is fenced and is currently all grass however includes 171 Acres of tillable land. Gravel pit.

List Price \$529,650 (\$1,100 AV/Acre)

(308) 432-6828

269 Main Street, Chadron, NE

www.WesternViewRealEstate.com

Philip Rosfeld, Broker, Licensed NE/SD

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.

