

31425 739 RD

6.56 Acres

Chase County, NE

\$550,000



HAYDEN  OUTDOORS[®]

Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Farm/Crops/Ag
House/Cabin
Hunting - Small Game
Hunting - Upland Birds
Propane
Wooded

Land Details

Address: 31425 739 Rd,
Imperial, Nebraska 69033, USA
Closest Town: Lamar
Total Acres: 6.56
Zoning: Agricultural
Elevation: 3,400'
Topography: flat
Tillable/Crop/Orchard Acres: 2.32
Estimated Taxes: \$2,707.32 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Brick
Finished Sq. Ft.: 1948
Unfinished Sq. Ft.: 1948
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Basement: Partial finished
Parking Types: Detached Garage
& Attached Garage
Other Improvements: Quonset
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air



Property Summary

Have you been searching for a country home with acreage? Check out this beautiful custom home on 6+ acres located just off Hwy 6 between Imperial, Nebraska and Holyoke, Colorado. The home features 3 bedrooms and 2.5 bathrooms, mature landscaping and wind break. Additionally there is a large 2400 Sq. Ft heated shop with attached nearly 4900 Sq.ft equipment storage building. There is plenty of room for ATVs, horses or whatever fun you like!





Land

The property consists of 6.65 acres including 2.3 acres of tillable farmland. A mature wind break consisting of hundreds of cedar and other deciduous trees line the edges of the property and the yard. There is a sprinkler system for the yard and bushes around the home.

Improvements

The custom built brick home has 3 bedrooms and 2.5 bathrooms with a large open living area and large fireplace. There is a sunroom and large windows all along the south side of the home that gives plenty of natural light and offers a nice space for growing plants and a place to sit and relax in the sun. There is a pass through kitchen that joins the main hallway and the large dining room giving the home a good flow throughout the main floor. A large mud-room/ laundry room has a sink and plenty of storage for coats and boots as well as a sink next to the washer and dryer, The home features 1,948 sq. ft. on the main level with and an additional 1,948 sq.ft of partially finished basement. The basement can be accessed from the garage or from inside the home as well. There is an oversized two-car attached garage with a concrete drive way parking area, plus a 50'x48' heated shop with concrete floor and approach with lots of storage and 220V power. Attached on the west end of the heated shop is a 102'x48', 3 sided equipment storage building.



Recreation

Southwest Nebraska is an outdoor recreation paradise with exceptional hunting and fishing opportunities abound. The property is located in the Frenchman Unit for Mule deer which is one of the most coveted areas for quality bucks in the state of Nebraska. The area has good access to thousands of acres of walk in hunting and is within a short drive of both northwest Kansas and northeast Colorado. This gives hunters the opportunity to hunt all three states in the same day if they want. The property is also just a short drive from several local lakes and reservoirs such as Enders Reservoir State Recreation Area, Lake McConaughey, Swanson Lake , Rock Creek SWA, and Hugh Butler Lake. These lakes offer exceptional fishing and water sports as well as water fowl and big game hunting opportunities.

Agriculture

There is approximately 2.3 acres of tillable ground that could be utilized for a large garden or planted back to native grass .

Region & Climate

The climate in the area is very mild and average temps in the winter will be 30-50 degrees and summertime temps will be mid 80's to upper 90's typically. Average rainfall in the area is 18-20 inches.





Location

Located just off of Hwy 6 approximately 17 miles west of Imperial, Nebraska and 18 miles east of Holyoke, Colorado the property is close to two good farming communities with all amenities such as grocery stores, restaurants, movie theaters, auto dealers and hardware/farm stores.

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Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

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BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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- RICK STEINER, SELLER/BUYER

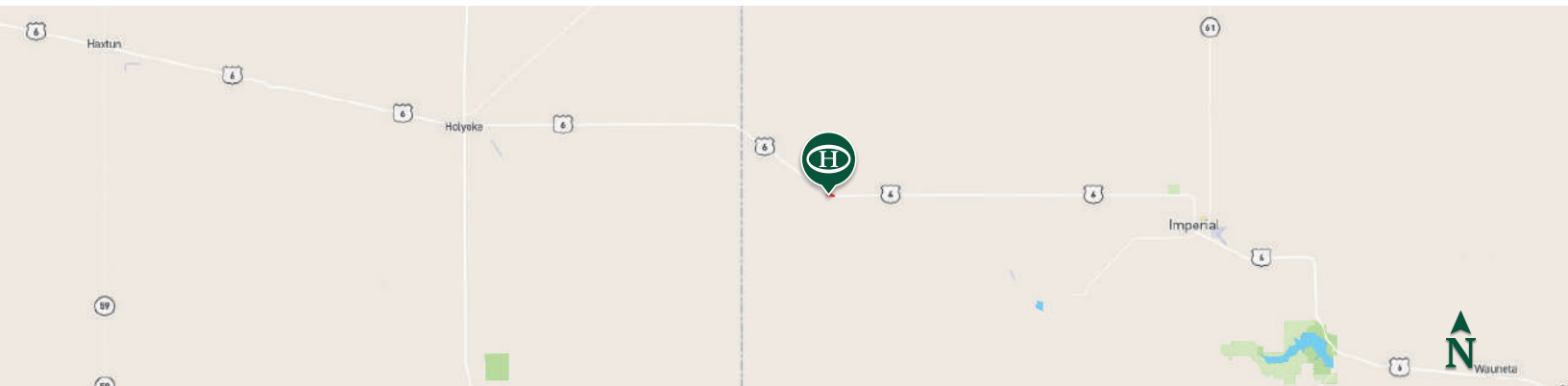
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 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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