

6.88± ACRE ACREAGE FOR SALE

11538 RD. 56
DALTON, NE 69131

OFFERED AT **\$475,000**

Legal

Tracts 1 & 2 Neel's 4th & Plum S/D IN the SE ¼ SE ¼ Section 34-17-49 Cheyenne County, NE, containing 6.88± acres.

Location

From Sidney, NE, go north on Hwy 385 approx. 19 miles turn east on Road 56, go 1 ½ miles, the property lays on the south side of the road.

2018 Taxes \$2,388.78



Check out this one-of-a-kind acreage. If you are looking for country living with a MASSIVE shop for your semis, machinery, or toys, or a hub for your trucking or farm operation, this is the one for you.

This acreage sits on more than six acres and features a fully insulated, 80' x 140' Heritage Building Systems metal building. This custom-built building features a full cement floor rated to support up to 80,000 lbs., three electric overhead doors, oil changing pit, full bath, septic system, and more. You truly have to see it to believe it.

The two-bedroom, two-bath, ranch style home has newer updates including water heater, furnace, and AC. All appliances stay. The outside features newer sewer and water lines, vinyl siding, 50-year shingles, newer maintenance-free deck, and electric. You can finish the basement how you want.

The property has all-underground electric, is close to blacktop, and has three driveways for easy access for large machinery or semi and trailer.

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Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions.

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PROPERTY FEATURES

» HOME «

- » Year Built: 1922
- » Ranch Style
- » Two bedroom, two bath
- » Unfinished basement
- » Newer waterlines
- » Newer sewer line
- » Vinyl siding
- » Underground electricity
- » Well is 285 ft. with updated wiring and 1.5 HP pump
- » Newer maintenance-free deck
- » Furnace and AC are approximately eight years old
- » The roof has 50-year shingles that are approximately seven years old
- » Water heater is two years old
- » New front door
- » All appliances are included



» METAL BUILDING «

- » Year Built: 2003
- » Heritage Building Systems
- » Fully insulated
- » Cement floor (designed to hold up to 80,000 lbs.)
- » Radiant propane heaters running along the ceiling (50 ft. long)
- » All electric overhead doors. (2) 14' x 16' doors face south. (1) 16' x 26' overhead door faces east.
- » (9) 3' x 6' Windows
- » 4 ft. sidewalk surrounding the building
- » Pit for changing oil (4'W x 4'D x 32'L)
- » Full bath with a shower, sink, and toilet
- » Underground electricity
- » (2) 220 AMP plug-ins for welder
- » (1) 30 AMP plugin for camper/RV
- » Electrical outlets every 15 ft.
- » New 1,200-gallon septic system separate from house

