Garfield Table Ranchette

38.49 +/- Acres | Lincoln County, NE | \$560,000







Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Outbuilding/Barn/Shed/Shop

Land Details

Address: 26040 North Garfield Cemetery Road, Arnold, Nebraska 69120, USA

> Closest Town: Stapleton Total Acres: 38.49 Deeded Acres: 38.49 Leased Acres: 0.00 Water Rights: Yes Mineral Rights: Yes

Estimated Taxes: \$3,269.58 - 2023 Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): 1 1/2 Story Fram

Finished Sq. Ft.: 2113 Bedrooms: 3

Full Bathrooms: 2

Basement: None

Parking Types: Detached Garage

Total # of Spaces: 2 Outbuildings: 4

Types of Outbuildings:

- 50 x 70 Shop
- 40 x 60 Shop
- 48 x 30 Detached Garage/ Living Space/Office
 - 20 x 60 Barn

Fence Type: Barbed

Cooling Systems: Forced Air Cooling Heating Systems: Forced Air



About This Property

Garfield Table Ranchette is the perfect starter property for anyone with a passion to enjoy the great outdoors and start their own agricultural business or equestrian operation. The property offers two large shops, a nice horse barn, two large grain bins, a detached garage with a living area and office area, and a 3 bed 2 bath home. The property has ease of access off a newly paved blacktop road and sits on a total of 38.49 +/- acres.









Improvements

The Garfield Table Ranchette is a true gem for anyone looking for a peaceful rural retreat with plenty of space to spread out and enjoy the great outdoors.

The main attraction, of course, is the beautiful 38.49 +/- acres of rolling grasslands, with multiple water sources and well-established shelterbelts providing exceptional protection from the elements. The property is divided into several small pastures, making it easy to manage and graze livestock separately.

The residence is a charming 2,113 sq. ft. one-and-a-half-story home built in 1946, with a cozy layout and plenty of character. The recent addition of the front porch adds a lovely touch, providing a perfect spot to relax and take in the stunning views.

The detached garage is a bonus, with a two-car garage on the east side and an office space/storage/gym area on the lower level. The top level is a spacious loft with plumbing, electrical, and kitchen setup, making it an ideal spot for an Airbnb or a cozy retreat for friends and family.

Horse enthusiasts will be thrilled with the $60' \times 20'$ horse barn, complete with four stalls, a tack/vet room, and a large open stall perfect for foaling or housing livestock. The adjacent corral area offers plenty of space for horses to roam, and the nearby grain bin ensures easy access to feed.





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The two shops are real showstoppers! The $60' \times 40'$ north shop features wood beams with propane heat and insulation, while the south shop boasts steel beams and high ceilings perfect for housing larger equipment. Both shops have concrete floors and ample power options (220v and 110v). And let's not forget the two grain bins to the west, which have been leased out for storage in the past.

This property truly has something for everyone – whether you're a farmer, rancher, horse enthusiast, or simply someone looking for a peaceful retreat from the hustle and bustle of city life.

Location

The property is located about 25 miles northeast of North Platte, 11 miles southwest of Arnold, and 10 miles southeast of Stapleton, NE.

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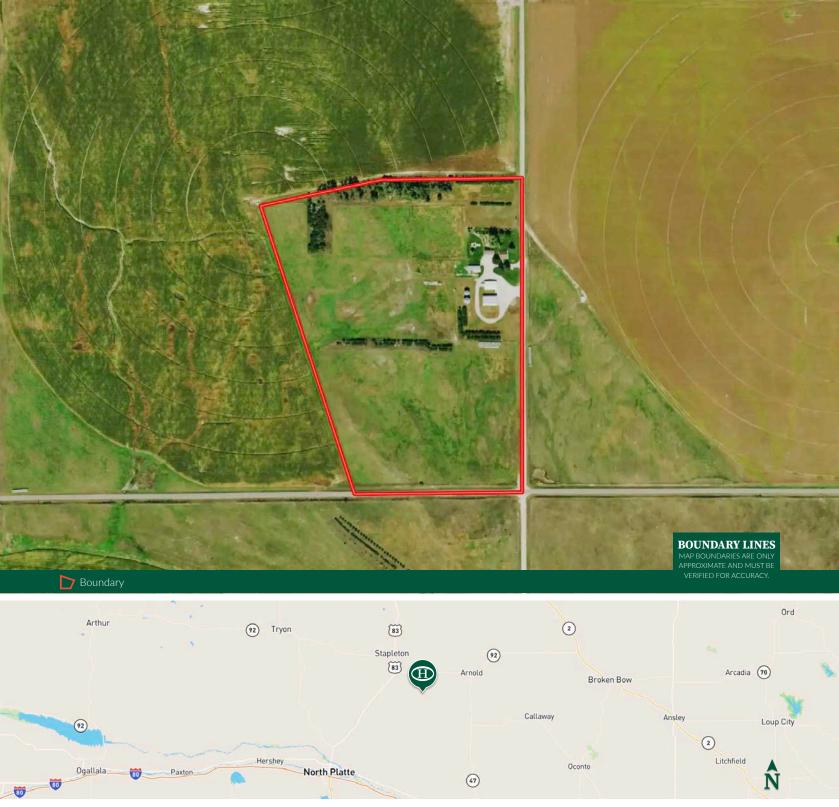
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FARM, RANCH & RECREATIONAL REAL ESTATE



Cord Hesseltine

- Salesperson, Licensed in NE & SD
- □ Cord@HaydenOutdoors.com
- 308.539.2192

90029 Minnie Creek Rd, Valentine, NE 69201

Kylee Hesseltine

Salesperson, Licensed in NE ◎
Kylee@HaydenOutdoors.com ⊠

402.389.0351

