

# Garfield Table Ranchette

38.49 +/- Acres

Lincoln County, NE

\$560,000



HAYDEN  OUTDOORS.



An aerial photograph of a rural farm property. The landscape is a mix of green fields and some dry, yellowish grass. In the lower-left, there are two large, blue, cylindrical metal silos. To the right, a blue house with a brown roof is visible, along with a smaller outbuilding. The background shows a flat horizon under a clear sky.

## 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' x 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.







The two shops are real showstoppers! The 60' x 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.

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.











# 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 regards 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.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**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.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials





 Boundary

#### BOUNDARY LINES

MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



## HAYDEN OUTDOORS.

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

