

Sale Name: Scotts Bluff County Home and Rural Acreage

LOT 1001 - Scotts Bluff County Rural Home & Acreage



Description

Scotts Bluff County Rural Home & Acreage

This is a rustic gem in Western Nebraska. Tucked beneath a scenic hillside just east of Scottsbluff, NE, this tremendous property offers endless potential! The spacious home features 1,896 sq. ft. on both the main and lower levels and is surrounded by mature evergreens and hardwoods, giving it the feel of a secluded mountain retreat with great views of the fertile farming valley. Recently refurbished with new sheetrock throughout, the home is ready for your finishing touches in the kitchen, 4 bedrooms, and 4 bathrooms. Highlights include a great deck & front porch, abundant natural light, generous living spaces, and a 17' x 15' theater room in the basement. The 20-acre site features a 49' x 40' steel building, the original barn, several outbuildings, a grain bin, and corrals already in place. Whether you're looking for a farm or ranch headquarters, a peaceful family home, or a Western Nebraska getaway, this property is a rare find with the bonus of nearby history, hunting, and outdoor activities to enjoy. Look beyond the pictures for the full story, and take the next step to make this unique rural retreat yours!

Legal Description: Pt. of the SESE of Section 20, Township 22N, Range 52 West of the 6th P.M., Scotts Bluff County, Nebraska. Survey available.

2024 Real Estate Tax: with exemption is \$5,934.00

Sale Day Deposit: \$25,000.00

TERMS: THIS IS AN INTERNET ONLY AUCTION - This property is to be sold in "as-is" Condition, and is not contingent upon loan approval. All inspections required must have been done prior to Bidding. The winning bidder shall execute a purchase agreement and is required to bring a Deposit of \$25,000.00 at the conclusion of the auction or by 12 pm the next business day. Balance due on or before July 8th, 2025 when possession will be given. Financial arrangements must be made prior to bidding. Proof of funds may be required at the discretion of the Broker. Inspections must be made prior to Auction. Buyers are buying the property in as-is condition. Buyer & Seller agree to cooperate should either Party attempt a 10-31 Tax Deferred Exchange. THIS IS

AN ONLINE ONLY AUCTION. Interested parties should plan to be Online Bidders and must register to bid and be approved by the Auction Company PRIOR to the Auction. Pre-bidding is open now and encouraged! Bidders must read and agree to all terms and conditions as provided. Winning bidder is required to execute the Purchase Agreement and deliver the deposit for each Tract in the form of wire transfer, cashier's check, personal check, or cash to our office. Sale is subject to Seller Confirmation, however, it is the intention of the seller to sell to the Highest & Best Bidder. Announcements prior to Auction closing time supersede any prior advertising, printed or oral.

Please Note: There are two wells on the property. The North well is for the underground sprinklers. There is a broken window on the front of the house.

Quantity: 1



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