

HARRISBURG, NEBRASKA

2450 Spur 4A



#1 PROPERTIES

RANCH & RECREATION

OFFERED AT \$350,000

RANCHANDRECREATION.COM



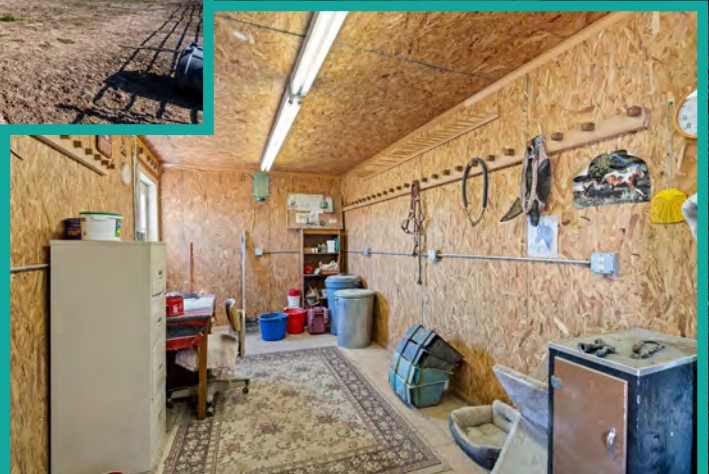
RANCHANDRECREATION.COM

Located outside the community of Harrisburg, just 20 or so minutes south of Gering, lies this fantastic property that is ready for your family along with your horses or other livestock. The quintessential farmhouse lies just off of a paved highway allowing easy access and is walking distance from Banner County School. The home features three bedrooms, two bathrooms, main floor laundry, a spacious mud room and a beautiful den complete with a woodburning fireplace. City water is supplied to the home with all of the livestock water being fed via well. The exterior features are what really set this property apart. A 3-car garage and 30x42 airplane hangar provide ample storage for your toys while your livestock will be happy in the multiple barns and loafing sheds including a 30x60 Cleary building with five individual stalls as well as a large, insulated tack room. Additionally, there is a round pen as well as more than a dozen separate paddocks and grazing areas with water hydrants, tanks and lighting throughout the property. Priced to sell and under recent appraisal. Schedule your showing today!

Style	Ranch	INCLUSIONS
Year Built	1950	Fireplace
Square Footage	1,580	Range/Oven
Bedrooms	Three	Refrigerator
Baths	Two	City Water
Garage	Three	Well
12.5± Acres		Outbuildings
		Loafing Shed
		Tack Room



HARRISBURG, NEBRASKA



CLIFF FERREE 307.286.5207

ranchandrecreation.com | [f](#) /CliffFerreeRealtor

6106 YELLOWSTONE RD, CHEYENNE, WYOMING



#1 PROPERTIES

RANCH & RECREATION

Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.