

WESTERN NEBRASKA

Hansen Homestead



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE* 16.19± | OFFERED AT \$750,000
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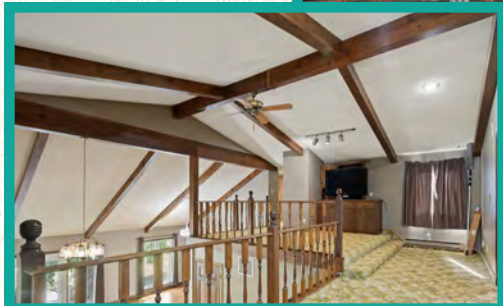
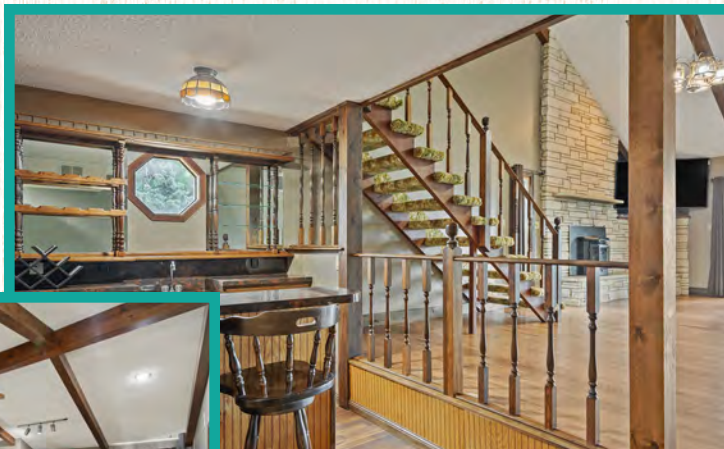
SPACIOUS HOME ON 16.19 ACRES

This charming home nestled on 16.19 acres West of Hemingford, NE. This property boasts a spacious interior with modern amenities and rustic appeal, perfect for families or those seeking a peaceful countryside lifestyle.

Key Features:

- **Spacious Kitchen:** Features ample wooden cabinetry, several upgraded appliances, and stylish track lighting. Large windows offer plenty of natural light and scenic views.
- **Inviting Living Area:** Highlights a stunning stone fireplace, vaulted ceilings with exposed beams, and hardwood floors. Enjoy seamless indoor-outdoor living with access to a patio through large glass doors.
- **Generous Layout:** Includes multiple bedrooms (6) and bathrooms (3.5) across three floors, with a loft, wet bar, and a primary bedroom suite. The basement offers additional living space and a non-conforming bedroom.
- **Outdoor features:** Includes a 2400 sq ft slant wall shop, a 2360 sq ft quonset, a 2560 sq ft calving barn, 3 grain bins, and a small feedlot with 1200' of bunk space.

This property combines rural charm with functional living space, offering endless possibilities for customization. Don't miss out on this unique opportunity—schedule a viewing today!



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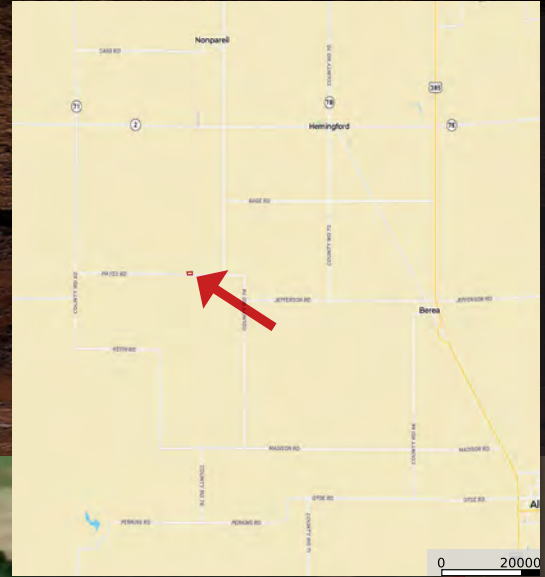


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HEMINGFORD, NEBRASKA

Hemingford is a prosperous community with more to offer than just beautiful sunsets, quiet neighborhoods, and a nearly non-existent crime rate. This rural community also offers state-of-the-art technology many larger cities only wish for, a beautiful reservoir, and a school system that continuously produces the highest caliber students.

In addition, Hemingford offers a grand city park, new zero depth entry swimming pool, baseball diamonds, and a 9-hole golf course as well as the Avenue of Flags, a spectacular display of flags honoring veterans on Memorial Day. Hemingford is also the home of the annual Box Butte County Fair, deemed to be one of the top county fairs in the state of Nebraska. The Christmas Diorama in Hemingford is one of the most spectacular and unique Christmas displays in the United States.



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*Acreage counts are believed to be accurate but have not been verified by a professional survey.

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.