



SHERIDAN COUNTY ACREAGE

7.64 +/- ACRES WITH OUTBUILDINGS

Sheridan34



TOMMY WILES

Farm & Ranch Specialist

Gordon, Nebraska

308.360.2030

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Here is your chance to own a beautiful 4 bedroom, 2.5 bathroom home with multiple outbuildings located just outside of Rushville, Nebraska! Give Tommy a call today!

PRICE - \$295,000

Total Acres (Per Assessor) - 7.64 +/-

Real Estate Taxes - \$1,409.68

Legal Description - Pt. East 1/2 Northeast 1/4 27-32-44 (7.64 AC) in Sheridan County, NE

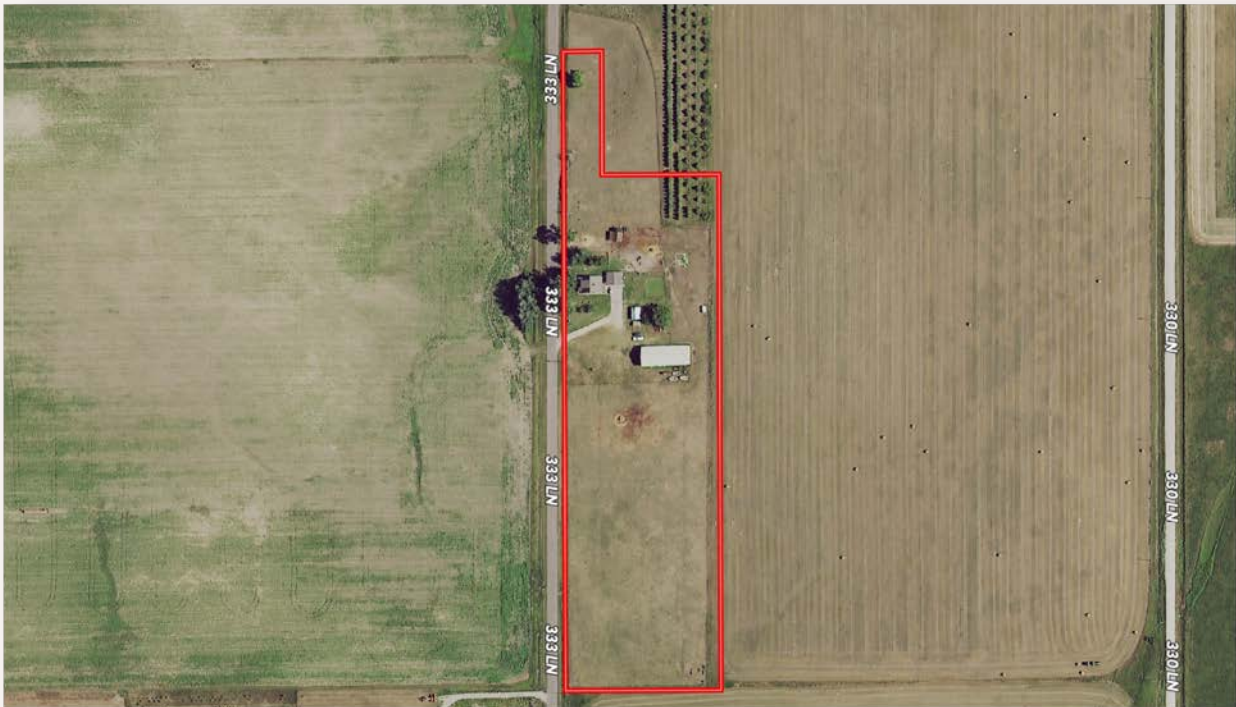
Property Directions - From Highway 20 in Rushville, Nebraska turn north on N Main Street and go 2 miles north. The property will be on the east side of the road.

**Please note: Financial verification and or lender approval letter is needed before viewing this property.*

PO Box 1098, Holdrege, NE 68949 | 866-995-8067 | AgWestLand.com



Have you been looking for that county home close to town? Get the best of both worlds! This hobby farm has lots of potential! The 4-bedroom, 2.5-bathroom home sits on 7.64 acres and is located two miles north of Rushville on a blacktop road. This home offers a 3-door attached garage and a massive 40x100 metal shop building, with extra-large doors to store almost anything you need. There's plenty of room for several horses or 4-H livestock with a large pasture south of the house and a smaller pasture and barn to the north of the house. With a little TLC, this could be the perfect opportunity to have a hobby farm so close to town. Call Tommy Wiles today at 308.360.2030 to schedule a time to view this property!



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