



10 BERRYVILLE CHADRON, NE



A peaceful tree-lined acreage just 10 miles from Chadron.

LEALA JIMERSON

Sales Associate

Leala's Cell: 308-615-9065

Email: leala@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

\$456,800

Location

10 Berryville, Chadron, NE (Across from Chadron State Park)

Legal Description

31 32 48 LOTS: 8- 9 & 10 ADDITION: BERRYVILLE, AND LOT: LOT 41 ADDITION: WHISPERING PINES

Acres

2.96±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records.

Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated

\$2,109.94

Property Summary

Located just 10 miles south of Chadron on Highway 385 across from Chadron State Park, you'll find this 2,688 sf four (4) bedroom, one and three-quarter (1.75) bath gem. The walk-out basement and main floor both feature a brick fireplace with inserts for better heating efficiency on those cold winter nights. On the main floor you'll find two bedrooms, and an updated bathroom with a tile backsplash, walk-in tile shower with matching tile flooring, and whirlpool tub. You'll also find the kitchen, featuring quartz countertops, tile backsplash and updated lighting. There's a large living room and dining area. And there's also a laundry room with matching washer and dryer.

In addition to the large family room with brick fireplace and insert, you'll find two bedrooms and a 3/4 bathroom with a steam shower! The basement also has a large mechanical room with lots of extra space to utilize the room in many different ways!

Outside, you'll notice the peaceful, unobstructed view of Chadron State Park and the deck spanning the length of the house! There's a fenced-in back yard surrounded by mature trees and a privacy fence.

The front road to the house is asphalt and the entrance to the north is a dirt road.

Outbuildings:

20' x 20' Detached Garage Built in 1990

10' x 10' Tool Shed Built in 2020

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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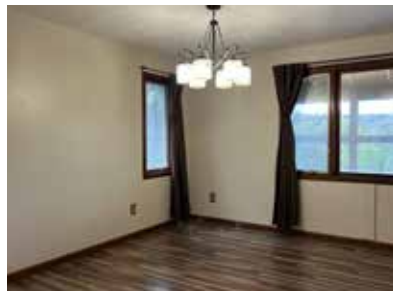
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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner | Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, Tom Moss, Carissa Guy, and Jacob Sowders

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2218 E. Walker Road • North Platte, NE 69101



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