



## MIDDLE LOUP RIVER ACREAGE



A country acreage set in the beautiful Sandhills outside of Thedford, NE.

**TOM MOSS**

Farm Manager/Sales Associate

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# PROPERTY HIGHLIGHTS

## List Price

**\$339,000**

## Location

4023 Hwy 2, Thedford, NE 69166 or 6 miles East of Thedford, NE.

## Legal Description

25 23 27 SE1/4SE1/4

## Acres

26± total acres  
(19± acres pasture)

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

**\$962.40**

## Property Summary

4023 Hwy 2, Thedford, NE - \$339,000

Located 6 miles outside of Thedford, Nebraska, this 26 +/- acre property (final acreage pending survey) offers a rare combination of comfortable living space, exceptional storage/shop capacity, and usable pasture, all with the Sandhills scenery, Middle Loup River proximity, and Halsey National Forest recreation that make this part of Nebraska special.

The 1,148 sq ft home features 1 bedroom and 1 bathroom, plus a bonus room that comfortably fits two double beds, ideal for guests, kids, or hired help. A 204 sq ft enclosed porch adds extra living space, while the basement includes a storm shelter for added peace of mind. The home is equipped with underground yard sprinklers, a durable metal roof, and fiber optic Internet.

Additional storage/shed space is where this property truly stands out. Between the 1,323 sq ft garage and the 2,224 sq ft shed/additional storage building, there's over 3,500 sq ft of covered space for vehicles, equipment, tools, workshop use, or recreational gear. With more space available to build.

For livestock, the property includes a metal pipe corral lot with an automatic waterer and multiple hydrant access points, plus a 19 +/- acre pasture equipped with solar well and established perimeter fencing, well-suited for horses, calves, 4-H projects, or a small livestock operation.

Whether you're looking for a full-time acreage, a part-time vacation getaway, or a support residence for a nearby farm or ranch operation, this property delivers the space, function, and location to make it work.

### Highlights:

- 26 +/- acres (survey in progress)
- 1,148 sq ft home: 1 bed, 1 bath, plus bonus room (fits 2 double beds)
- 204 sq ft enclosed porch
- Basement with storm shelter
- Metal roof, underground sprinklers, fiber optic internet
- 1,323 sq ft garage
- 2,224 sq ft additional storage
- Metal pipe corral with automatic water/hydrant
- 19 +/- acre pasture with established fencing
- Close to the Middle Loup River and Halsey National Forest
- Great highway access

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.

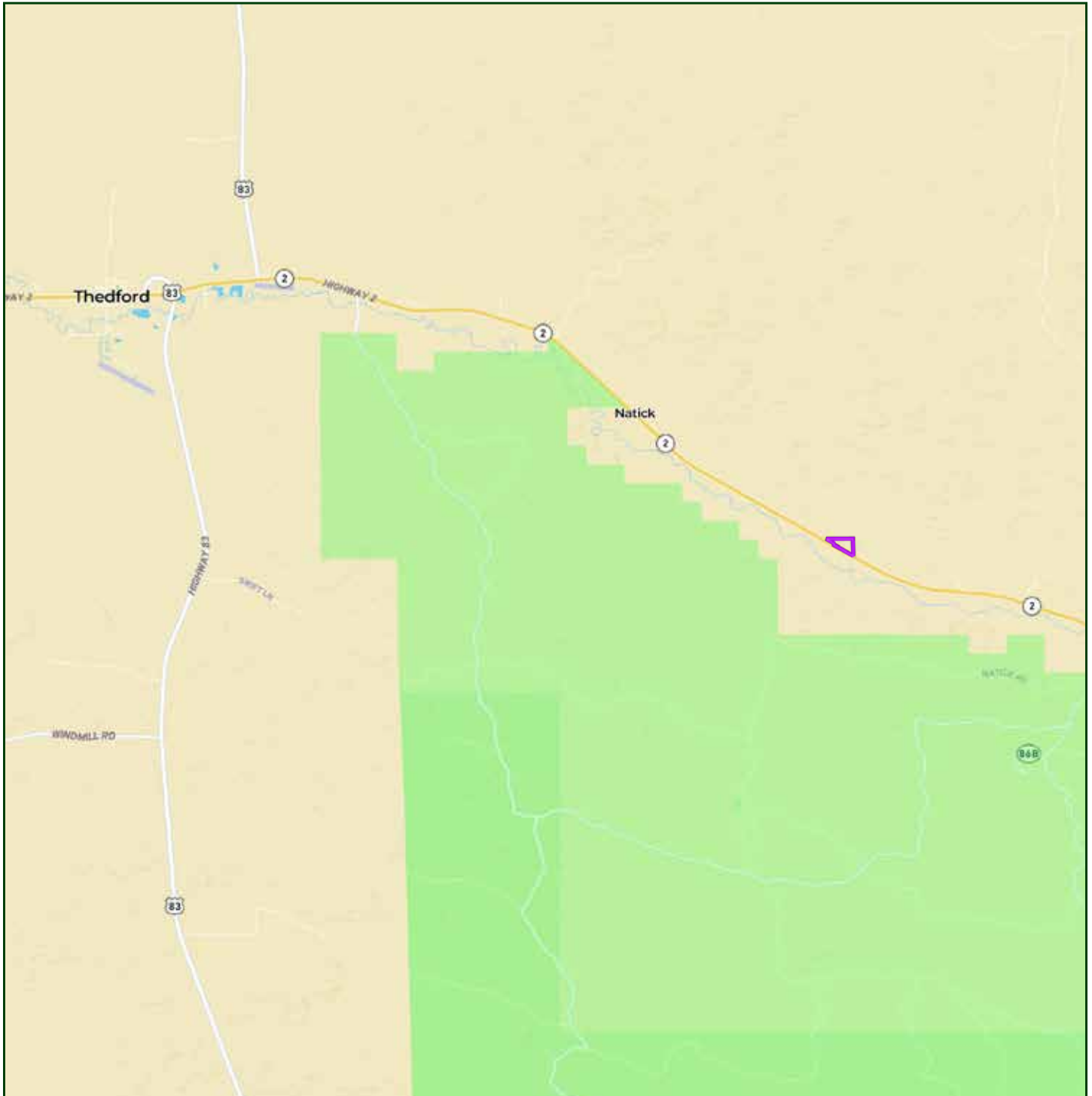
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# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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# PROPERTY IMAGES



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## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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