



87840 PINEVIEW ROAD LONG PINE, NE



An executive country acreage with a thoughtfully designed home and expansive Morton shop.

APRIL GOOD

Associate Broker

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PROPERTY HIGHLIGHTS

List Price	\$1,495,000
Location	87840 Pineview Road, Long Pine, NE
Legal Description	20 30 20 Tract located in PT SE

Acres 6.56±

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 **TBD**

Property Summary

Located less than one mile east and a half mile north off Highway 20 near Long Pine, Nebraska, this property offers a rare combination of executive-style living and an expansive Morton shop sitting on 6.56+/- acres that is energy efficient.

Starting in 2013 and finished in 2014, the home showcases quality finishes, generous living space and an open concept basement. The main floor has 2,520 sq. ft. with 3 bedrooms and 2.5 bathrooms. The basement also has 2,520 sq. ft. with a ¾ bathroom. The three-car attached garage is insulated and finished. The covered front porch is the place to be for stargazing, watching those beautiful sunsets with wildlife roaming through and fireworks from Hidden Paradise located nearby. Step inside to tall ceilings, recessed lighting, and Pella windows with built-in blinds that create a bright and scenic atmosphere throughout the home. The thoughtfully designed open floor plan brings the kitchen, dining area, and living room together, making the space suitable for everyday living and entertaining. The gas fireplace in the living room will add extra warmth if needed and 5 TV's throughout the home are included.

At the heart of the home is a kitchen with beautiful cabinetry, quartz countertops and a large center island complete with the refrigerator, stove and dishwasher. There are walk-out patio doors leading you to the large, covered wrap around Trex deck perfect for watching the sun rise with privacy and beautiful views of the country.

The master bedroom has an impressive en-suite bathroom with double sinks, a separate vanity, a large hydrotherapy tub with 6 jets, walk-in double shower with a steam option and a walk-in closet.

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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Two additional bedrooms share a Jack-and Jill style bathroom providing a functional layout for family members or guests.

The large laundry room has abundant storage, a utility sink and is conveniently located near the half bathroom and garage.

The basement that was built with insulated walls, has a spacious, open concept layout with a $\frac{3}{4}$ bathroom, woodstove and flexible space for recreation, entertaining or additional living area.

Practicality was incorporated into the home's design on all levels. The well has a variable speed pump, two heat pumps with two humidifiers (open loop-pump and dump) making it very efficient with air exchangers, an instant hot water circulation system, and a water softener. There is good cell phone service and high-speed Wi-Fi Internet making this a suitable place to work from home.

The property has underground sprinklers for convenient lawn and landscape maintenance.

One of the standout features of this acreage is the Morton shop building. With concrete floors and a heated, cooled and insulated interior, this building is designed for large farming equipment, semis, motorhome, vehicles or an extensive workshop.

81' x 185' Morton Turn Key Shop

6" cement floors

Outside cement pads (South side 106' x 62', East side 30' x 31')

Morton warranty 50-year snow load

Emergency Generator for power backup could be available

81' x 48' Work Area

Two 16' x 24' overhead doors, insulated with electric openers

A/C and Two propane heat sources with 1000 gallon propane tank

Sloped floor drain and pit with RV dump

Water softener

$\frac{1}{2}$ bathroom with shop sink

Refrigerator

Wifi, TV, stereo system, satellite and phone

Blink security cameras

Sound deadener walls

Heavy duty workbench

Air compressor with copper plumbing outlets all around shop with two air retractable reels

Four 220 welder outlets and multiple 110 outlets

50 amp RV outlet

1500 gallon septic tank

Car hoist mounted in deep cement

Two 165 gallon tanks with meters for motor oil and hydraulic oil

PROPERTY HIGHLIGHTS

81' x 32' Wash Bay

New Morton addition in 2025

16' x 24' overhead doors, insulated with electric opener

Forced air furnace

Sloped drain and pit

50 amp RV outlet, 220 and 110

81' x 105' Storage Area

31.5' x 17.5' sliding doors

Cement floor

Overhead lights

110 outlets

This property combines the privacy and room of a Nebraska acreage with convenient access to nearby communities and recreation being minutes from the cowboy trail for walking and biking, public hunting, fishing, golf courses and a small airport.

Whether you are looking for an executive country acreage, substantial space for agricultural equipment, or a property that places you close to some of north-central Nebraska's outdoor opportunities, this place offers an uncommon combination of quality, location and a friendly community that is safe.

This property to be shown by appointment only to a qualified buyer.

***The irrigated quarter adjoining this acreage could sell along with the house.**

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES



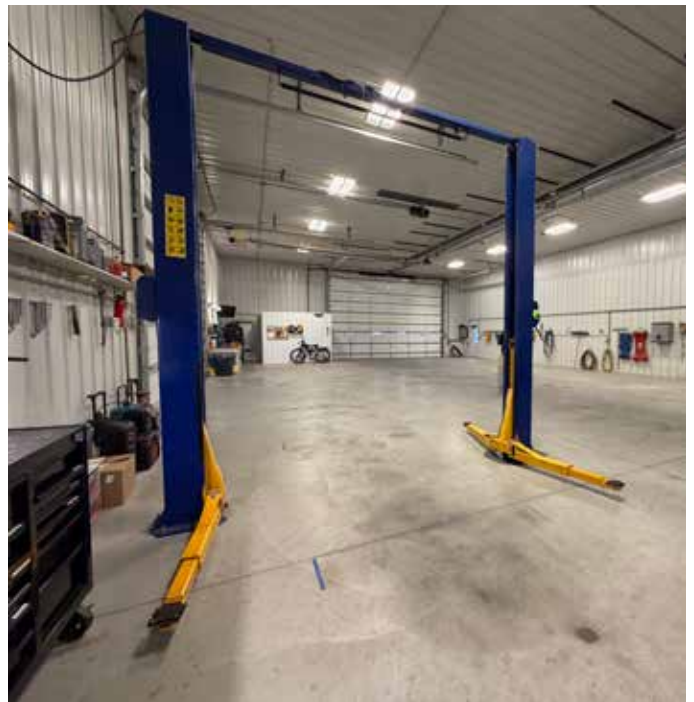
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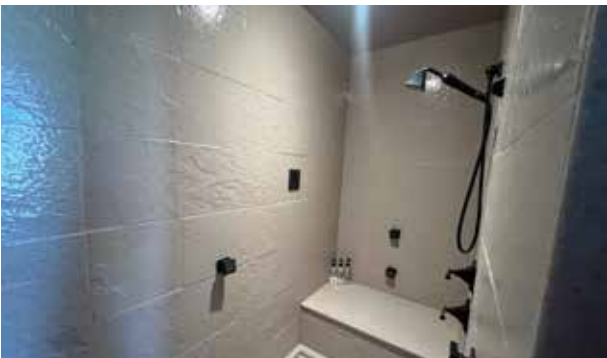
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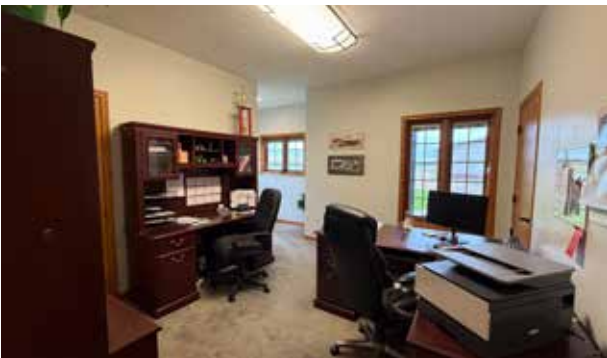
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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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