



## PONDEROSA COURT



A 27± acre trailer park on the edge of Chadron, NE.

LEALA JIMERSON

Sales Associate

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# PROPERTY HIGHLIGHTS

## List Price

~~\$1,500,000~~

**\$1,350,000**

## Location

Chadron, NE

## Legal Description

Block 2 Lot 1 Addition: Southwest 4th

## Acres

27±

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

**\$8,304.50**

## Property Summary

Check out this unique opportunity for a valuable real estate investment!

This property has great potential with 133 pads, and a dwelling for the manager/owner. There are approximately 984 feet of 385 Highway frontage just south of Chadron. Lots of options here...revitalize the trailer park, or rezone to commercial and open an RV park along the frontage area.

\*The Seller is wanting to retain approximately 3 acres running east and west across the north end of the property. There are no financial records available.

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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