

7619 N HWY 11, Cairo Acreage

36.23 Acres | Hall County, NE | \$695,000



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Activities & Amenities

Cattle/Ranch
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
Mineral Rights
Recreational Business
Equestrian/Horse Property
House/Cabin
Hunting - Predator/Varmint
Income Producing
Outbuilding/Barn/Shed/Shop
Water Rights

Land Details

Total Acres: 36.23
Deeded Acres: 36.23
Zoning: Rural/Ag
Pasture Acres: 32
Water Rights: Yes
To be verified.
Mineral Rights: Yes
To be verified.
Include Business?: Yes
Estimated Income: 3420
Income Type: Hay Bales
Estimated Taxes: \$4,273 - 2022
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Wardcraft Home
Style of Home(s): Ranch w/ Finished Walk-
Out Basement
Finished Sq. Ft.: 2892
Bedrooms: 3
Full Bathrooms: 3
Basement: Full finished
Parking Types: Detached Garage, Attached
Garage, Driveway
Outbuildings: 2
Types of Outbuildings:
100'x50'x15' Steel Building,
13'x45'x12' Horse Shed
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air
Exterior Features: Covered Front Porch,
Outdoor Living Space, Firepit, Above Ground
Pool, Corrals



This home with large shop sits on 36.23 +/- acres and is located just north of the great community of Cairo, NE with easy access to Highway 11 from the private driveway. The property features a walk-out basement, outdoor living spaces, metal building with concrete floor, horse shed and approx. 32 acres of hay ground...all at an extremely great value!

Land

The property is just over 36 acres with approx. 32 acres of hay ground, offering a source of income to the new owner. The property is cross-fenced to provide mainly 3 separate grazing areas for horses, etc. There is also a shooting





range already set-up on the property! There is one dugout on the property that could facilitate a pond with some work. There is a utility easement that will transfer with the property. The property runs off municipal water and electric, natural gas and a private septic system. See interactive map for layout of fences and gates.

Improvements

The longer driveway tucks you back from Highway 11, offering great access while still allowing for a sense of security. The front of the home features a pitched roof and mature trees, offering great shade during the day to sit out on the porch or littles to play in the yard. The south side of the home features a rock covered outdoor living space with pergola, fire pit area and a perfect spot for an above ground pool. The Wardcraft home was built in 1998 and remodeled in 2018. It has 3 bedrooms and 2 full bathrooms on the main level, with a full bathroom and a non-conforming bedroom in the basement. Enjoy gameday at this home with basement bar and walk-out to the outdoor living space! The main level also offers a laundry area off the attached garage and an open kitchen, dining and living area. The kitchen counters are epoxy so feel free to place those hot pans right on it!





Located a short walk from the home is the 100'x50'x15' metal utility building with newly installed concrete floor, electrical, automatic overhead door and insulated office/workout room with a/c. This shop offers plenty of room for all your outdoor equipment and toys! To the east of the shop is the 13'x45'x12' open front horse shed with tack room.

...updates worth noting: Water Softener(2023), Pergola(2022), Furnace and A/C(2021), Back deck re-finished w/ new railing(2019), Front Porch(2018), LVP Flooring(2018), Fixtures(2018).





This beautiful acreage checks all the boxes, especially with its prime location and proximity to both Grand Island and Kearney, NE. To schedule your private, qualified showing give me a call.

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Hayden Outdoors

Buyer Process

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- RICK STEINER, SELLER/BUYER

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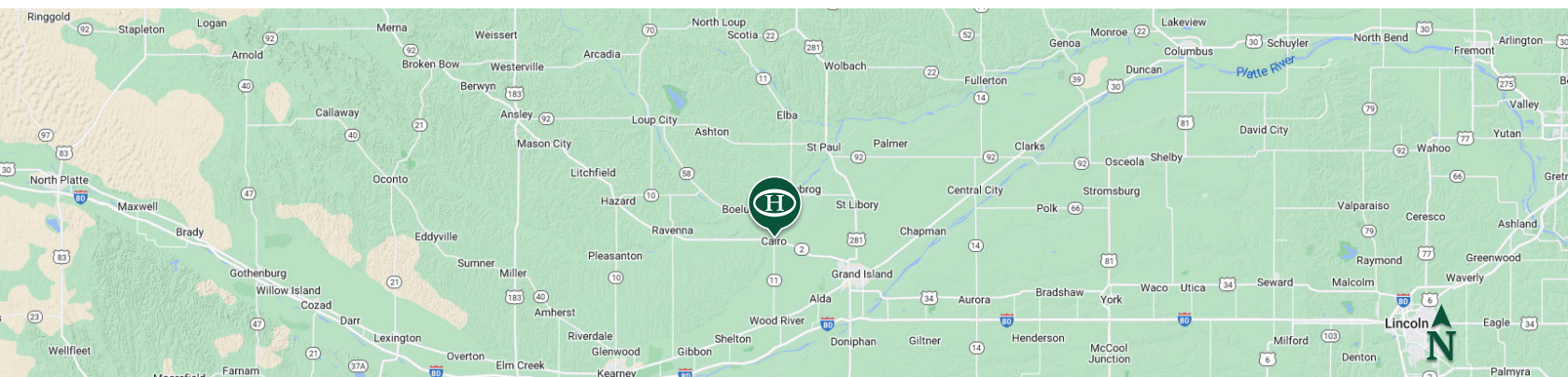


BOUNDARY LINES

MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
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Boundary



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