

LAND FOR SALE



A rare blend of productive cropland, rural living and Middle Loup River access!

Located just 10 miles from Sargent and 24 miles from Broken Bow, Nebraska, this property features a building site with a spacious, updated home and excellent graveled county road access along the south.

The 63± acres of productive cropland and pasture provide agricultural versatility, while the Middle Loup River flowing through the backyard creates prime habitat for wildlife and outdoor recreation. Properties like this are seldom available, making this an opportunity for buyers seeking a truly well-rounded farm property.



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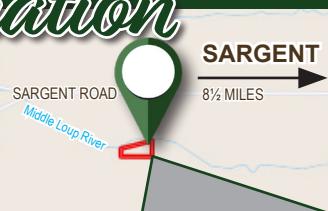


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Property Information



Location

Approximately 10 miles west of Sargent or 24 miles northeast of Broken Bow, Nebraska.



GATES ROAD

Lillian

GATES ROAD

AIRPORT ROAD

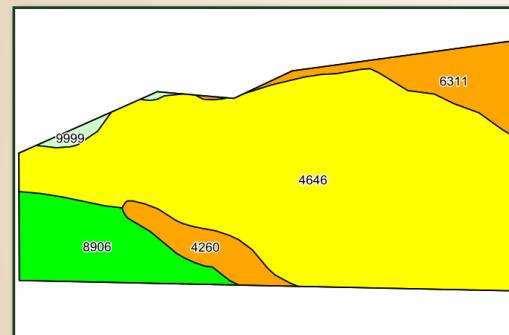
802

70

CUSTER COUNTY

2

Broken Bow



Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
4646	Ipage loamy finesand, 0 to 3 percent slopes	50.01	73.5%		IVe
8906	Ovina loam, 0 to 1 percent slopes	8.35	12.3%		IIw

LEGAL DESCRIPTION: Lots 10-11 Lillian TWP Section 5, Township 19 North, Range 19 West of the 6th P.M. in Custer County, Nebraska.

TAXES & ACRES: 68.0 ± Tax-assessed acres
2024 Taxes paid in 2025: \$1,869

LAND USE: 63.66 acres Dry Cropland / Pasture / Recreation
2.00 acres Home / Building Site

NRD: Lower Loup Natural Resources District

OUTBUILDINGS: (2011) 4,320 sq. ft. Morton machine shed with concrete floor
(2008) 360 sq. ft. lean-to barn

PRICE:

\$749,000



44545 Sargent River Road Sargent, Nebraska

Home Amenities

YEAR BUILT: 1991

LIVING SPACE: 1,232 sq. ft.

BEDROOMS: 3

BATHROOM: 2

GARAGE: Attached, 2-car garage

- Underground sprinklers
- Wood deck
- Fenced backyard
- Central heating/air with heat pump, installed 2005
- Water heater, installed 2012
- Water softener
- Wood burning stove, installed 2009



Browse more pictures online
or call to schedule a showing.



Bedroom



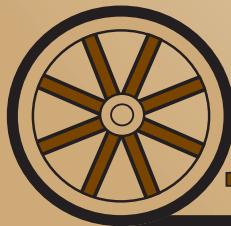
Backyard



Bathroom



*Rural farm offering the perfect
balance of privacy, productivity, and
recreation!*



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