

LAND FOR SALE



Middle Loup Home & Recreational Farm

68 ± ACRES | CUSTER COUNTY, NEBRASKA

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 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.



Bonnie Downing, ARA

LISTING AGENT:

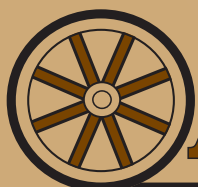
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See more info &
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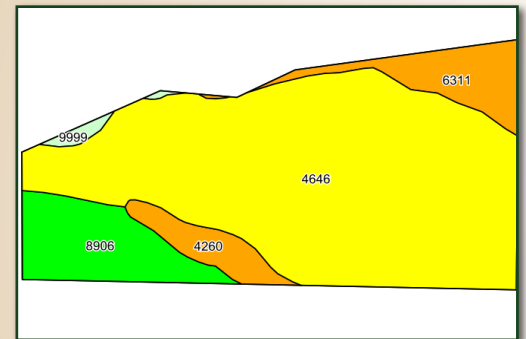
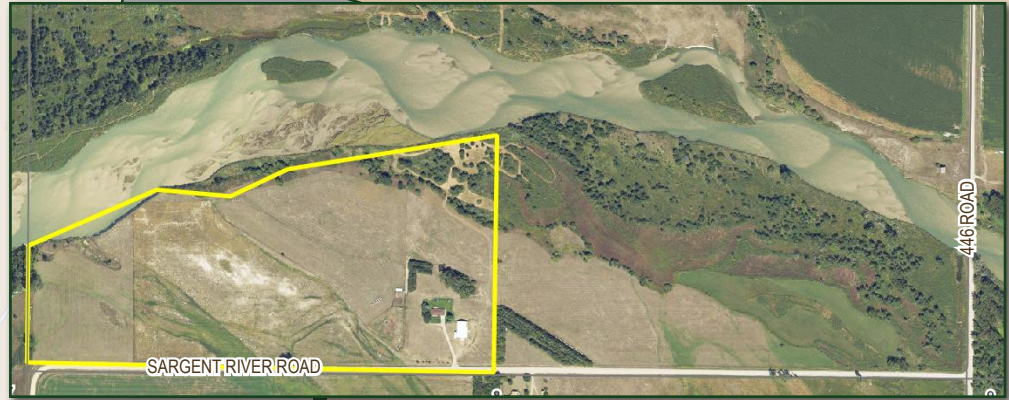
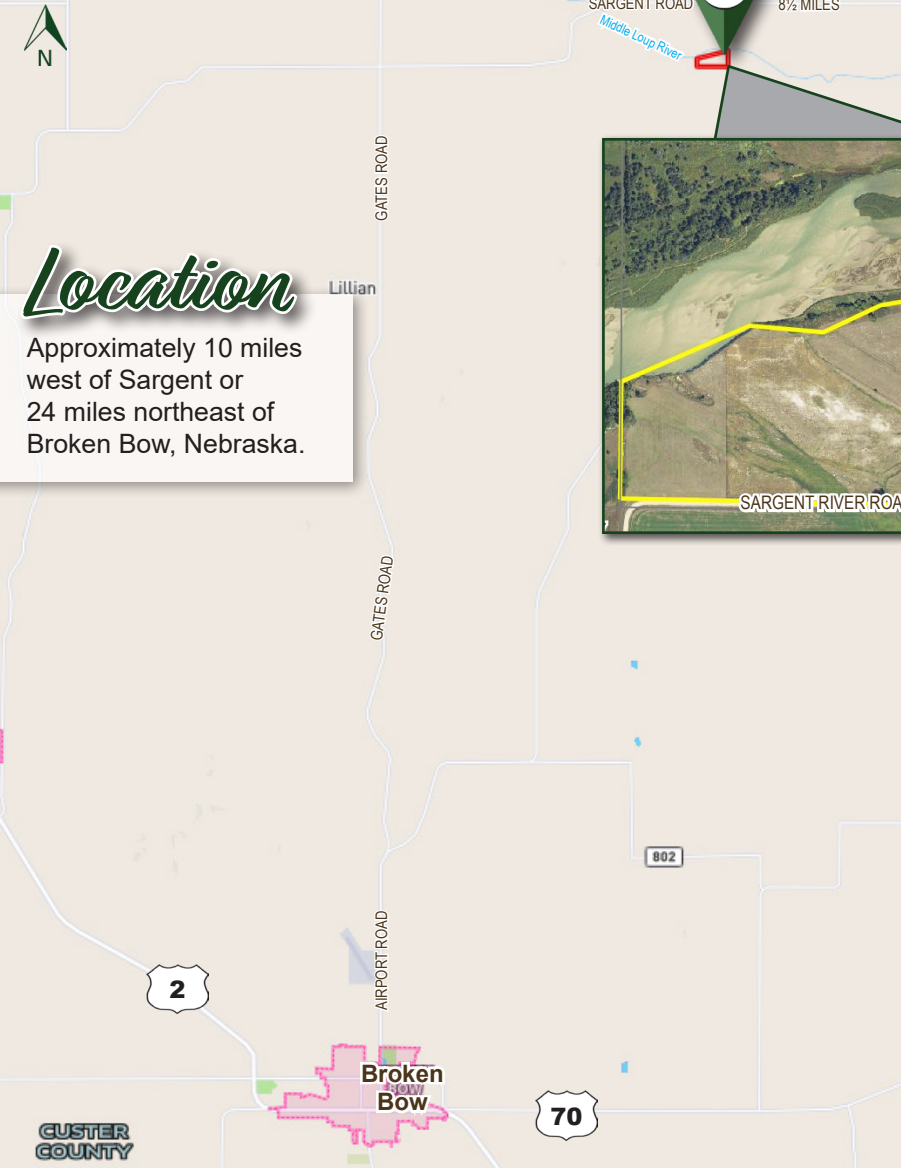
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Property Information



Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
4646	lpage 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.**



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



Morton Machine Shed



Lean-to Barn



Helping Clients Achieve Their Real Estate Goals

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