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Boundary Lines Ap

# ACREAGE FOR SALE

73111 Road 49 | Cambridge, Nebraska

OFFERED AT  
**\$630,000**

## Highlights:

- Farmsite With Home and Multiple Buildings on 88.76 +/- Acres
- Home features multiple updates including Kitchen and Bath.
- Just a few miles from Medicine Creek Reservoir/Harry Strunk Lake



**For additional information, please contact:**

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# Property Information

## Directions to Property:

From Hwy 34, take Road 407 North to Road 731 and turn East. Drive 2 miles to Road 409 and turn North. The property is located on the West side of Road 409.

## Property Description:

Rare opportunity to acquire a charming home and farmsite on 88.76+/- acres located north of Cambridge, Nebraska. This beautiful property sits in a peaceful rural setting with gorgeous surroundings and resides within a few miles of Henry Strunck Lake/Medicine Creek State Recreation Area. The well-maintained home features 4 bedrooms (1 non-conforming), 2 baths, and a nicely updated kitchen with modern touches and beautiful details that make it a comfortable and inviting place to call home. The land includes productive dryland farmground as well as native rangeland, with Deer Creek winding through the property, adding natural beauty and excellent wildlife habitat. The farmsite is well equipped with a solid lineup of outbuildings ready for farming, equipment storage, a shop or a variety of rural pursuits: a 28x32 barn, a 26x72x15 open-front metal shed, a 40x60x13 slant-side steel building, a 50x64x14 Quonset, as well as four additional smaller sheds. Set in a stunning, quiet countryside location with gorgeous views and room to breathe, this property is ideal for building your dream country lifestyle-whether that means farming, raising animals, enjoying the peace of rural Nebraska, or simply having plenty of space to grow and thrive. A rare find in the area-don't miss your chance to own this special piece of Nebraska countryside.

## Community Features:

Cambridge, Nebraska is a classic small American town in southwest Nebraska, situated along historic U.S. Routes 6 and 34. It offers a strong school system, six churches, a championship 18-hole golf course, and a vibrant downtown with shops and restaurants. The community maintains a stable population and continues to draw new residents.

**Lot Size:** 88.76 acres

**2025 Taxes:** \$4,557      **Price:** \$630,000

### Estimated Room Sizes

#### Main Floor

Kitchen	15'6" x 13'10"
Dining Room	10'7" x 11'5"
Living Room	12'10" x 12'
Master Bedroom	15'7" x 13'10"
Master Bathroom	11'9" x 8'4"
Full Bathroom	6'4" x 8'3"
Bedroom	11'10" x 11'11"
Bedroom	7'10" x 12'11"
Mud Room/Laundry	15'7" x 9'2"
Desk Nook	9'3" x 8'3"

#### Basement

Living Room	13' x 17'2"
Non Conforming Bedroom	11'5" x 13'





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