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L-2600337

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# ACREAGE FOR SALE

71903 Road 382, McCook, Nebraska

OFFERED AT  
**\$449,000**

## Highlights:

- Acreage with farmhouse and outbuilding with living quarters
- Home features multiple updates including kitchen and bath
- Income Potential



**For additional information, please contact:**  
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## Property Information

**Property Description:** Discover peaceful country living with this unique property located just minutes from McCook. Sitting on 5.97 +/- acres, this property offers a spacious updated five-bedroom, three-bath home (including two non-conforming bedrooms) plus an impressive 2017 metal outbuilding that functions as a versatile guest house or rental unit. The main home features a large, updated kitchen and dining area perfect for gatherings, along with a welcoming living room. Recent updates also include a beautiful farmhouse-style main bathroom. Modern conveniences include a tankless water heater and water softener.

The property also features a standout 60' x 40' metal building (built in 2017). One side offers a massive 60' x 25' garage area with 14' high smart garage doors on both ends - easily accommodating a motorhome, boats, or multiple vehicles. The other side features a comfortable 60' x 15' living quarters complete with an open living room/kitchen layout, an accessible bathroom with laundry, and a large bedroom equipped with a Murphy bed. This space has its own electrical service and propane tank, making it ideal for use as a rental, hunting lodge, or

short-term rental. Additional outbuildings include a single-car garage with concrete floor, plus multiple sheds and livestock structures - all with electrical service - providing excellent storage and flexibility for hobbies, animals, or equipment while the pasture is complete with quality hi tensile fence.

Whether you're looking for a primary residence with extra income potential, a hobby farm setup, or a private country retreat with room to grow, this property delivers exceptional value and versatility just outside of McCook.

**Community Features:** McCook, Nebraska, is a welcoming small city in southwestern Nebraska and the county seat of Red Willow County. With a population of about 7,100, it offers a relaxed atmosphere, abundant parks, and open spaces. Residents enjoy friendly neighbors and a strong sense of local pride. The city provides essential amenities, healthcare, retail, and recreational opportunities without the pace of larger urban areas..

**Real Estate Taxes:** \$2,580.10 **Price:** \$449,000



### Main Floor

Kitchen/Dining	27'4" x 19'8"
Living Room	36'6" x 13'9"
Bedroom	10' x 15'10"
Bedroom	11'9" x 9'10"
Bedroom	11'9" x 11'2"

### Basement

Bedroom N/C	20'5" x 11'9"
Bedroom N/C	16'10" x 11'9"





**To view all photos of this property, scan the QR code on the front of the flyer!**

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