

# Western View Real Estate



## **303 SQUAW CREEK ROAD CRAWFORD \* DAWES COUNTY \* NEBRASKA**

Perfectly situated outside of Crawford, Nebraska this private gem radiates with understated western style. Set among the evergreen ponderosa pine trees this property is at ease with all four seasons. At the end of a private drive under rocky buttes that define the horizons is a comfortable home that can be easily utilized as a secluded getaway, a year round family home with room for guests or for multi-generational living with a defined “mother in law” quarters. With sunlight filtered through the trees and reflected in the pond it is hard to imagine living without the peaceful solitude this property provides. The property is unique to itself with a spring fed creek, pond, custom home, garage/shop & barn/toy storage shed.

List Price \$399,000

(308) 432-6828

269 Main Street, Chadron, NE

[www.WesternViewRealEstate.com](http://www.WesternViewRealEstate.com)

**Listing Agent \* Philip J Rosfeld \* Broker NE/SD**

All information has been provided by sources deemed reliable, however accuracy is not guaranteed. Prospective buyers are responsible to verify all information to their satisfaction. Offering is subject to approval of purchase by owner, prior sale, price change, correction or withdrawal without notice.



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## Accommodations



A comfortable custom built home of 3,398 sq ft.  
(2,198 sq ft above grade & 1,740 sq ft walk out below grade)



Great Room with a cathedral ceiling & floor to ceiling windows.

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Kitchen with office space, cooktop, wall oven & breakfast bar.



Dining area. Woodstove for auxiliary heat.



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Access to the wrap around deck & hot tub.  
Solid wood flooring & carpet throughout the main floor living areas.



Lower Level – Guest Quarters  
Living area. Dining area. Full kitchen.

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## Residence

A comfortable custom built home of 3,398 sq ft.  
(2,198 sq ft above grade & 1,740 sq ft walk out below grade)  
Great Room with a cathedral ceiling & floor to ceiling windows.  
Kitchen includes cooktop, wall oven, built in dishwasher, refrigerator,  
office space and breakfast bar.  
Spacious dining area. Woodstove for auxiliary heat.  
Master suite with double closets. Private bath with step in shower.  
Easy access to the wrap around deck. Hot tub.  
Second additional main floor bedroom. Full bath.  
Wood flooring & carpet throughout the main floor living areas.  
Stairway to the open loft overlooking the great room.  
The lower level/guest area features a 9 Ft finished ceiling height.  
Two fully furnished guest rooms. Full bath.  
Laundry closet with washer/dryer. Large storage room/food pantry.  
Utility room with Hi-efficiency propane forced air furnace & central air  
Spacious living areas. Dining area.  
Full kitchen with appliances & built in dishwasher.  
Direct access to the patio and fire pit.  
Beautifully landscaped property.  
Parking area behind home with convenient mudroom by entry.

## Heated Garage & Shop



Garage (24 x 40) Insulated with Concrete Floor & Water  
Shop (36 x 54) Insulated with Gravel Floor  
Both buildings have 220V Electric Service & Plumbed for Air Tools



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**Patio - Fire pit**



**Pond**

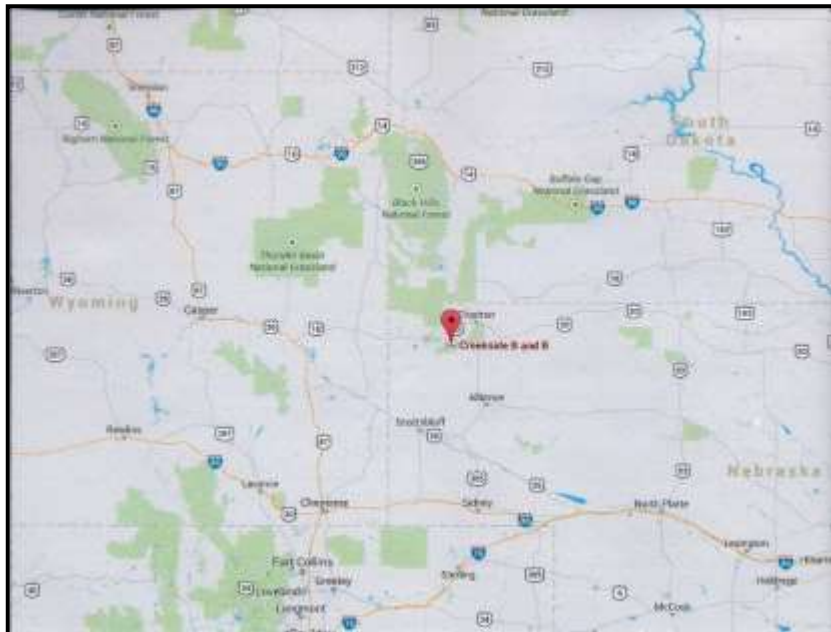


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## Location Maps



Approximate Boundary/Fence of the 43.29 Acres



Centrally located between the  
Black Hills of South Dakota & the Colorado Rocky Mountains



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## Local Communities

**Crawford, Nebraska** is an old time railroad town now known as “The Garden Beyond the Sandhills” & “The Big Game Capital of Nebraska”  
The Fourth of July Rodeo & Parade is an annual event.

**Chadron, Nebraska** is the location of Chadron State College offering educational opportunities, cultural & athletic events. Chadron’s amenities include shopping, restaurants, coffee shops & a community hospital providing health care services to the region.

## Local Area

Historic Fort Robinson State Park just west of Crawford along Highway 20 is a nice family attraction & vacation destination. The convenient Legend Buttes Golf Course has been rated as one of the most scenic in the United States. The region itself is centrally located between the Colorado Front Range & the South Dakota Black Hills. The nearby Nebraska National Forest & Oglala National Grasslands are both widely known for prime wildlife habitat. Large game includes elk, bighorn sheep, antelope, whitetail & mule deer. Smaller species vary from bobcat, coyotes, prairie dogs & Merriam Turkey. The vast number of acres accessible to the public encompass terrain varied enough to entertain any outdoor fan. Trailheads throughout the Pine Ridge National Recreation Area connect to a nearly endless combination of trails available for hiking, trail riding, biking & camping. There are also trails for ATV & motorcycle use in limited areas. The area is also acknowledged for its cache of prehistoric fossils, rare rocks & beautiful wild flowers. Nearby State Wildlife Management Areas include the Peterson WMA, the Soldier Creek WMA, the Ponderosa WMA & the Bighorn WMA each offering additional acres in the region for outdoor activities.

## Airports

The Chadron Municipal Airport (CDR) is located 5 miles west of Chadron, NE, or 20 miles east of Crawford, NE, on State Hwy 20. Commercial flights are provided by Great Lakes Airlines with services to Denver International Airport (DIA).

The Rapid City Regional Airport (RAP) is located 8 miles southeast of Rapid City, SD & offers flights from Allegiant, American, Delta & United





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## **Property Boundary**

There may be variations between the property boundary & the location of existing fences. There may also be variations as to the specific acreage within the boundary of the property. Seller makes no warranties in this regard. Maps are based upon legal description & not to scale. The location of the property boundary & existing fences is approximate. Maps are for visual aid with accuracy not guaranteed.

## **Real Estate Taxes**

The real estate taxes for 2015 are \$4,943.06

## **Mineral Rights**

All mineral interests owned by the Seller, will be conveyed to the Buyer.

## **Surface Water Rights**

There are no surface water rights permitted to the property.

**List Price**  
\$399,000

## **Conditions of Sale**

1. The seller shall require an all cash sale at closing.
2. The seller reserves the right to a 1031 tax deferred real estate exchange with no liability or expense to the buyer.
3. All offers shall be submitted in writing.
4. Earnest money shall be no less than 5% of the list price (\$20,000)
5. Earnest money deposits shall held in the listing broker's trust account until date of closing. (Western View Real Estate Trust Account)
6. The cost of title insurance issued and title company closing fees for this sale shall be split equally between buyer and seller.
7. Buyer and seller shall be responsible for their own attorney's fees if any.

## **Agency Disclosure**

Listing Agent, Philip Rosfeld, Broker, Western View Real Estate

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