

# Western View Real Estate



## **6451 HWY 20 \* CHADRON, NE**

Located just 5 miles east of Chadron, NE, this immaculate property with its advantageous location consists of 7.6 acres with stunning views of Bordeaux Wildlife Management Area. Built in 2004, the five-bedroom three-bathroom authentic log home consists of 3903 Sq. Ft. of finished living space spread out over three levels. Upon entering the residence, you are greeted by a large foyer which leads you into the open-concept main floor. Also located on the main floor is the luxurious master suite with access to the outdoor covered patio, a walk-in closet, a walk-in designer shower, double vanity, and a clawfoot tub, plus storage. Up the stairs featuring custom handrails you will find two spacious bedrooms with walk-in closets as well as a full bathroom also featuring a double vanity. Downstairs you will find an expansive family room that would be perfect for movie nights or could also be utilized as a recreation room. Two more bedrooms with egress windows and a third bathroom complete the fully finished space. A detached 26 x 26 fully finished garage with second story storage completes the property. **List Price \$375,000 Call Today!**

**Jessica Brueckner 308-430-4094 or Donny Grantham 308-430-4678**

Western View Real Estate \* (308) 432-6828

269 Main Street, Chadron, NE

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

Jessica Brueckner \* Sales Agent \* Western View Real Estate

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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Located just 5 miles east of Chadron, NE, this immaculate property with its advantageous location consists of 7.6 acres with stunning views of Bordeaux Wildlife Management Area. Poised on a hillside overlooking the surrounding Pine Ridge Nebraska landscape, the property is accessible by the Bridges to Buttes Byway on a private driveway. Approaching the home, you will find over 14 different species of hand-planted trees including Black Hills Spruce and Southwest Pine which will create a spring bird haven in the near future. All trees are connected to an irrigation drip watering system for your convenience. An abundance of shrubs and bushes strategically planted on the property creates your own private oasis.

Built in 2004, the five-bedroom three-bathroom authentic log home consists of 3903 Sq. Ft. of finished living space spread out over three levels. Upon entering the residence, you are greeted by a large foyer which leads you into the open-concept main floor. The vaulted ceilings and numerous oversized windows give the entire space an open and airy feel. A formal dining area with sliding doors leading to the covered patio is adjacent to the kitchen which features a generously sized center island and custom cabinetry. All cabinets feature pull-out drawers making access to cookware easy. Off the kitchen is an additional entrance to the home which houses the laundry and has generous storage for coats and shoes.

The luxurious master suite with access to the outdoor covered patio, a walk-in closet, a walk-in designer shower, double vanity, and a clawfoot tub, plus storage is also located on the main floor.

Up the stairs featuring custom handrails you will find 2 spacious bedrooms with walk-in closets as well as a full bathroom also featuring a double vanity. The walk-way separating the two bedrooms and overlooking the living room features a small nook perfect for sitting and reading.

Downstairs you will find an expansive family room that would be perfect for movie nights or could also be utilized as a recreation room. Two bedrooms with egress windows and a third bathroom complete the fully finished space. The open space and storage in the home simply cannot be matched.

Once outside the home you will find a 26 x 26 finished garage with exceptional second story storage. Designed to draw you into nature, the current owners have installed 14 raised garden beds on the property making it perfect for growing your own vegetables or creating your own flower garden. Your personal gate to the Bordeaux Wildlife Management Area invites you to explore over 1600 acres of land with a wide range of recreational opportunities. The management area contains a diverse wildlife population and is a few short miles from the Nebraska National Forest.

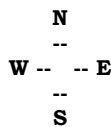
The property shows pride of ownership and has been very well maintained and improved over the years. For more information or to schedule a viewing of this stunning property call today!

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## Property Map

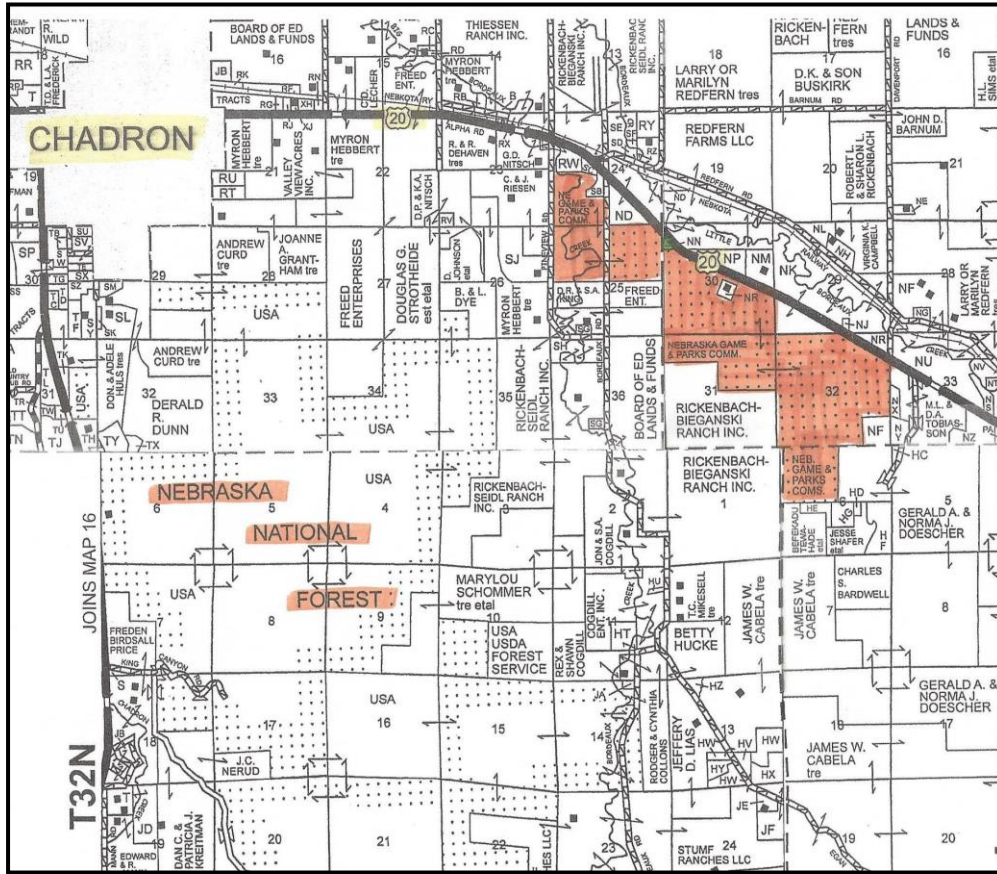


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## Location Map (Bordeaux Wildlife Management Highlighted)



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## **Local Community**

**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 Bordeaux WMA, the Soldier Creek WMA, the Ponderosa WMA & the Bighorn WMA each offering additional acres in the region for 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 Boutique 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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