

# LAND FOR SALE



Dave Masek

## THEDFORD HEIGHTS

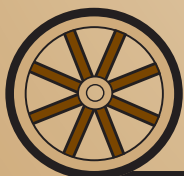
5 ACRE LOT | THOMAS COUNTY, NEBRASKA

<b>LOCATION:</b>	3/4 mile north of Thedford on the west side of Highway 83.
<b>ACRES / SURVEY:</b>	There are eleven 5 acre lots remaining and will be surveyed as they are sold. <b>***Lots 1, 7, &amp; 8 are SOLD!</b>
<b>LAND USE:</b>	Rural Residential Lots - These lots are rolling sandhills land with potential for walk-out basement construction high above the Middle Loup River.
<b>PRICE:</b>	\$15,000 per 5-Acre Lot
<b>COMMENTS:</b>	<b>NEBRASKA SANDHILL DEVELOPMENT OPPORTUNITY!</b> Remote country living with 5 acre lots overlooking beautiful, rolling Sandhills. The property has been subdivided and has minimal covenants (documents can be viewed on our website - scan the QR code below to view the listing web page.) Thedford Heights has availability to nearby rural electric, and has access off Highway 83. It is close to K-12 schools, gas station, grocery store, lumber yard, restaurant, and is within an hour of hospitals and medical clinics. Nearby Attractions: National Forest, Nebraska State Parks and Lakes, Hunting & Fishing/ Outdoor Recreation

**CONTACT:** **Dave Masek, Listing Agent | 308.539.5670**

*Brad Atkins, Bonnie Downing, Don Walker, Mike Polk, Bruce Dodson, Chase Dodson, Faith Correll, D.J. Lunkwitz*

[View Full Brochure & Listing](#)



Offered exclusively by:

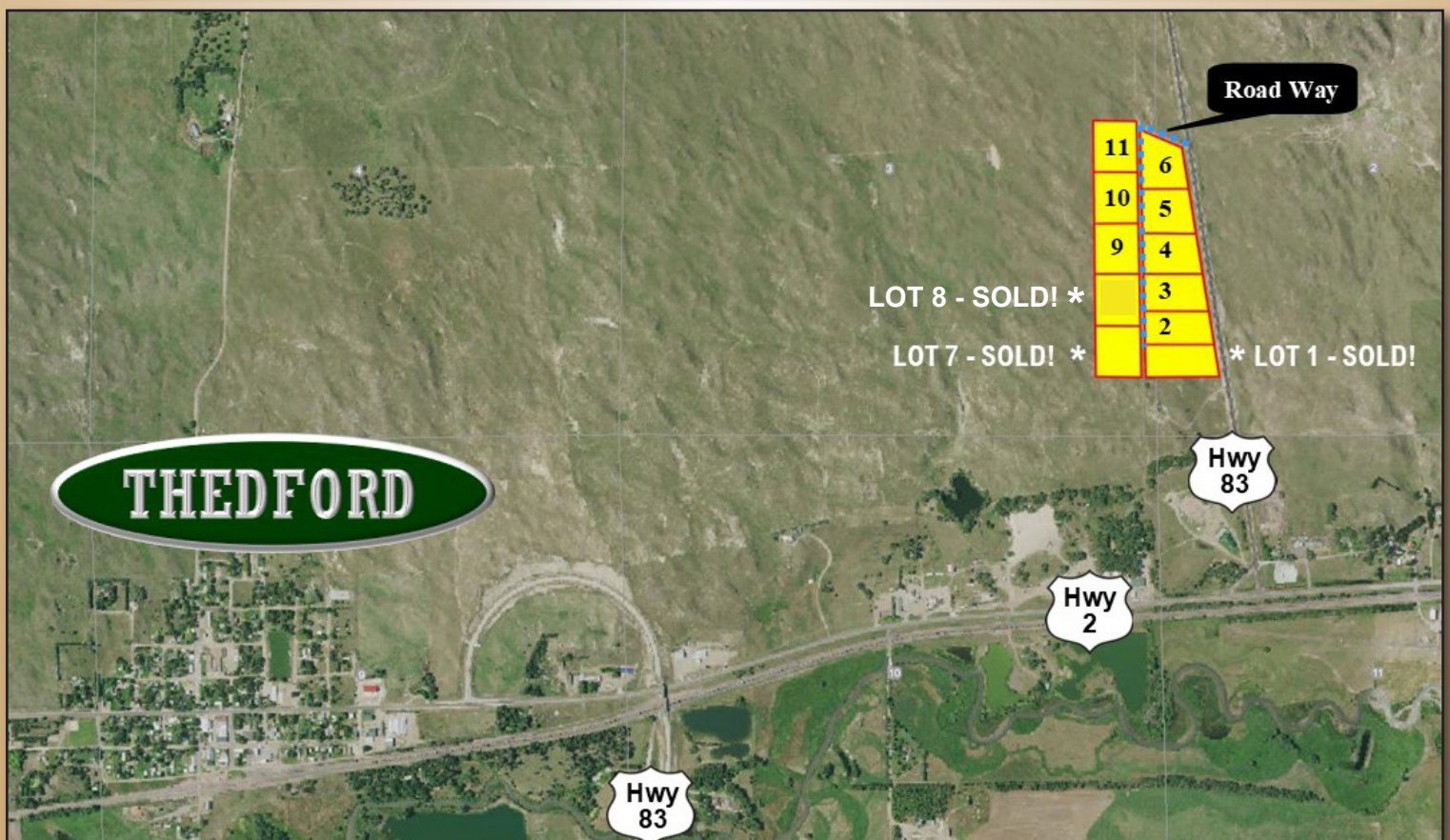
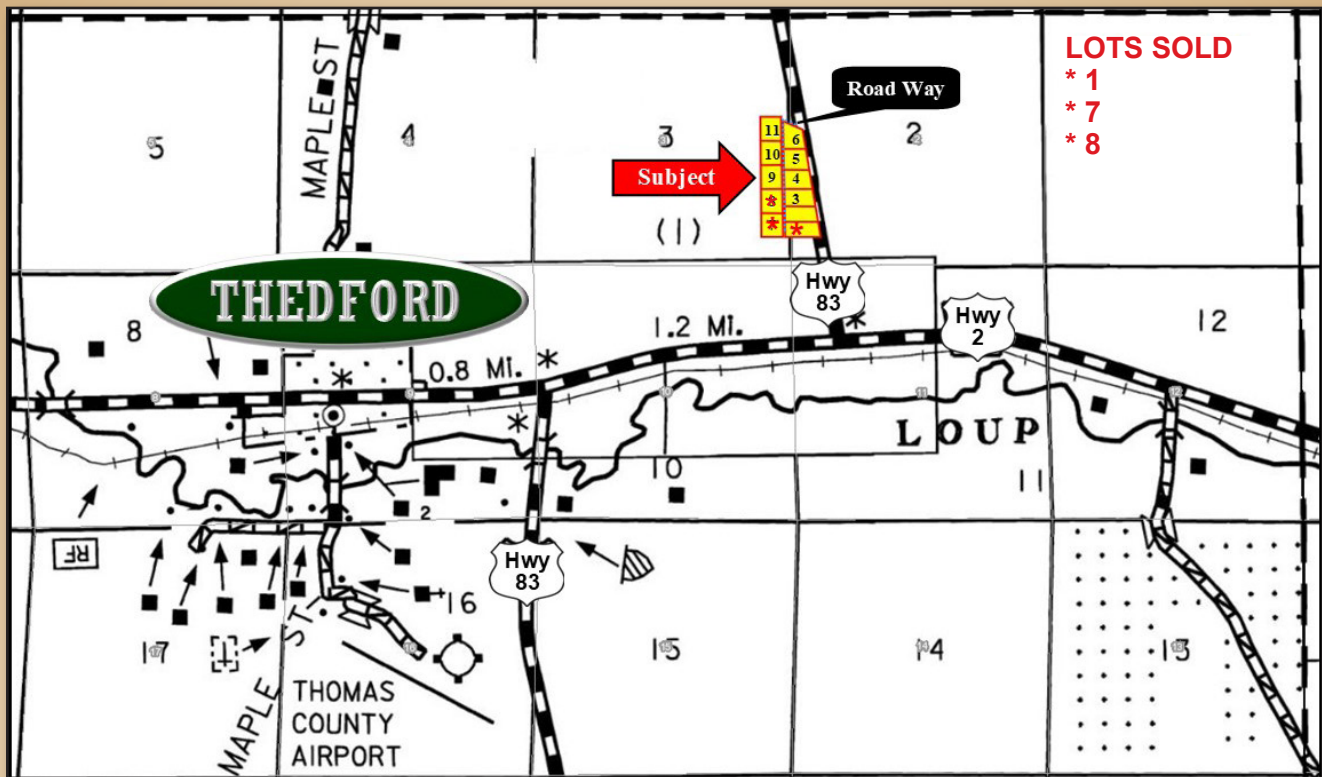
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*Providing Farm & Ranch Real Estate Services*



**North Platte, NE • AgriAffiliates.com • 308.534.9240**

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# MAPS + IMAGES



NE1/4

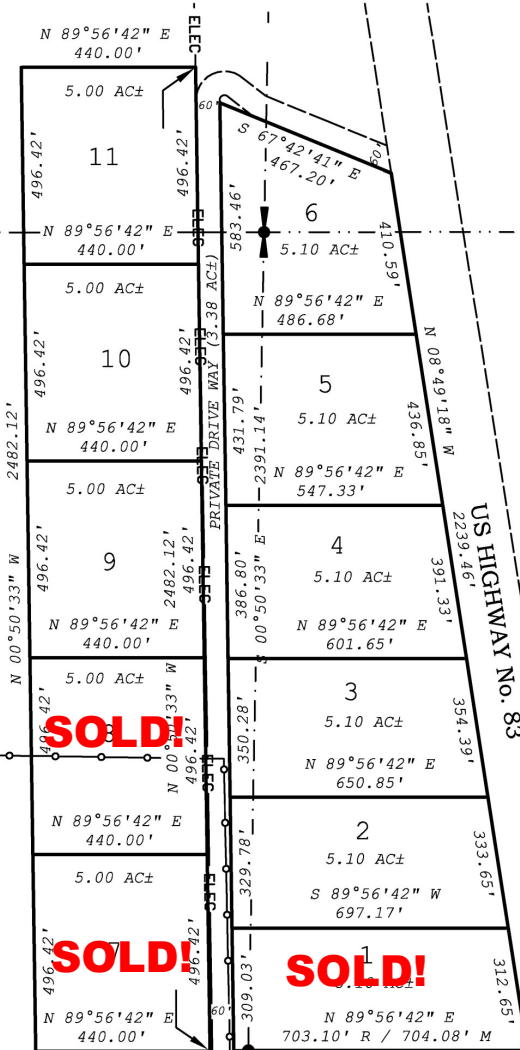
NW1/4

SECTION 3

SECTION 2

SE1/4

SW1/4



EXISTING FENCE

**SOLD!**

**SOLD!**

**SOLD!**

EASTERLY BOUNDARY OF PUBLIC HIGHWAY

5/8" REBAR W/ PLASTIC I.D. CAP STAMPED "HANSON LS 491"

5/8" REBAR W/ ALUMINUM I.D. CAP STAMPED "HANSON LS 491"

US HIGHWAY No. 83

PRIVATE DRIVE WAY (3.38 AC±)

ELEC

N 00°50'33" W 2482.12'

N 89°56'42" E 440.00'

5.00 AC±

N 89°56'42" E 496.42'

5.00 AC±

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N 89°56'42" E 440.00'

5.00 AC±

N 89°56'42" E 496.42'

5.00 AC±

60

60

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60

60

60

M

36.48'

703.10' R / 704.08' M

309.00'

329.87'

350.28'

386.80'

400.00'

431.79'

2391.14'

547.33'

573.33'

486.68'

467.20'

410.59'

583.46'

436.85'

2239.46'

391.33'

354.39'

333.65'

312.65'

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**RESTRICTIVE COVENANTS OF THEDFORD HEIGHTS SUBDIVISION  
THOMAS COUNTY, NEBRASKA**

WHEREAS, Thedford Heights Subdivision is located in Part of the W1/2 of Section 2, Township 32 North, Range 28 West of the 6<sup>th</sup> P.M., Thomas County, Nebraska AND part of the E1/2 of Section 3, Township 23 North, Range 28 West of the 6<sup>th</sup> P.M., Thomas County, Nebraska; and

WHEREAS, Nebraska Land Surveying, LLC out of Broken Bow, Nebraska has surveyed and platted eleven lots within the above-described real property in Thomas County, Nebraska; and

WHEREAS, Richard and Tammi Jameson are the owners of the above-described real property located in Thomas County, Nebraska and will be the grantors of each parcel; and

WHEREAS, these restrictive covenants will be made a part of the official survey plat that is filed for record in the Thomas County, Nebraska Clerk's office – register of deeds division, and all will have constructive notice of the same.

NOW, THEREFORE, BE IT RESOLVED that Richard and Tammi Jameson hereby make the following restrictive covenants on the previously described real property known as Thedford Heights Subdivision, and hereinafter any reference to Thedford Heights Subdivision shall mean the aforescribed real property in Thomas County, Nebraska:

1. All lots within the Thedford Heights Subdivision shall be used solely and exclusively for a single family residential dwelling unit;
2. Each residential dwelling unit constructed upon any lot within Thedford Heights Subdivision shall have a minimum of one-thousand five hundred (1,500) square feet of living space (excluding any attached or unattached structure or garage) on the main level of the residential dwelling unit;
3. That any residential dwelling unit shall be constructed with a continuous frost footing with a minimum of three (3) feet in depth;
4. That any structure constructed on any lot in Thedford Heights Subdivision shall have a minimum of thirty-five (35) feet set back from any lot line, except when the adjacent lot is under common ownership;
5. One (1) outbuilding is allowed to be constructed upon each lot, however, in the event multiple lots are under common ownership, then, only one (1) outbuilding will be allowed in total for all lots under common ownership;
6. Any outbuilding shall be constructed in a manner consistent with the residential dwelling unit on said lot, using similar materials and maintained in the same manner as the residential dwelling unit;
7. Any outbuilding constructed shall be no larger than eight hundred fifty (850) square feet on the main level of said outbuilding and in no event shall an outbuilding be taller than the residential dwelling unit located on the same lot;
8. No outbuilding shall be constructed unless and until the residential dwelling unit is completed;
9. There shall be no burning of trash, garbage or refuse of any kind, including, but not limited to yard waste, within Thedford Heights Subdivision;

10. Any outdoor firepits must be at least fifteen (15) feet away from any structure and shall be within a concrete, stone or metal fire pit;
11. All lawns and curtilage on each lot shall be mowed on a regular and consistent basis throughout the growing season and being sure to remove yard waste each fall;
12. No more than one (1) watercraft (including boats, canoes, jetskis, etc.), one (1) camper (including recreational vehicles, campers, pop-up campers, etc.) and one (1) trailer can be parked upon a lot, except in the event of common ownership of lots, in which case, the limits above shall apply to the common owners;
13. No one, other than the lot owner, shall be permitted to park a camper, recreational vehicle, vehicle, tent or similar item on a lot for more than seven (7) days;
14. No one may stay in any camper, tent, recreational vehicle, vehicle or other similar item for more than seven (7) days;
15. Each residential dwelling unit shall have its own well and septic system, which shall be installed by licensed professionals in accordance with the statutes and rules of the State of Nebraska or the appropriate department thereof;
16. All structures shall be constructed in accordance with the rules and regulations of the State of Nebraska or its appropriate department;
17. No commercial business shall be allowed on the premises whatsoever, the use of the lots being reserved solely for residential purposes only;
18. No animals, livestock or poultry of any kind shall be raised, maintained, bred or kept on any lot for any commercial purpose;
19. Domestic animals such as dogs, cats, sheep, horses, calves and similar animals can be kept on the lot so long as they are for personal enjoyment and not commercial purposes and so long as they do not become a nuisance or threat to adjacent lot owners. Animals for 4-H or FFA projects are allowed, so long as the animals are for those purposes only and so long as in no event shall there be more than two (2) dogs, two (2) cats, two (2) sheep, two (2) goats, two (2) horses, three (3) pigs, twenty (20) poultry and five (5) cattle;
20. The lot and the structures shall be maintained in a clean and attractive state;
21. Junk, such as construction material, construction debris, motor vehicles, motor vehicle parts, trash, garage, wood and other refuse shall not be accumulated on any lot;
22. These covenants are to run with the land and shall be binding upon all persons having or claiming ownership of any lot or part of a lot within Thedford Heights Subdivision, and their heirs, successors and assigns, except that the same may be amended or revoked by unanimous consent and agreement of all record owners of all lots herein;
23. In the event of a violation of any of the covenants or restrictions herein contained, it shall be lawful for any other lot owner to bring any proceeding in law or in equity against the alleged violating person or entity or attempted violating person or entity of such covenants or restrictions to prevent the violation from occurring or to recover damages for such violation;
24. Unenforceability or invalidation of any one of these restrictive covenants by order of a court shall in no way affect any other restrictive covenant herein contained which shall remain in full force and effect.

**AMENDMENT TO RESTRICTIVE COVENANTS OF THEDFORD HEIGHTS  
SUBDIVISION  
THOMAS COUNTY, NEBRASKA**

Comes now, Richard Jameson and Tammi Jameson, husband and wife, and the sole owners of all lots in the Thedford Heights Subdivision in Thomas County, Nebraska, being more particular described as:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 Thedford Heights Subdivision, a subdivision of Thomas County, Nebraska, being part of the W1/2 of Section 2, Township 23 North, Range 28 West, and Part of the E1/2 of Section 3, Township 23 North, Range 28 West of the 6<sup>th</sup> P.M., Thomas County, Nebraska,

And do hereby amend Restrictive Covenants of Thedford Heights Subdivision, Thomas County, Nebraska, filed for record and indexed against described real estate in Book 26 of the Deeds records of Thomas County, Nebraska at pages 454 and 455.

**Restrictive Covenant #24: Commencement of Construction.** Construction of the residential dwelling unit on any of the lots within Thedford Heights Subdivision shall commence within eighteen (18) months of the closing of the real estate transaction between Richard Jameson and Tammi Jameson, husband and wife, and the initial purchaser of the lot. For purposes of this covenant, commencement of construction shall mean from the point of having an official building permit in lot owner's possession and beginning dirt work for the foundation and continuing on a daily or regular basis until completion of the residential dwelling unit

Any Restrictive Covenant in conflict herewith is hereby repealed.

EXCEPT AS HEREIN AMENDED, Restrictive Covenants of Thedford Heights Subdivision previously filed for record shall remain in full force and effect.

DATED this 27<sup>th</sup> day of April, 2021.

\_\_\_\_\_  
RICHARD JAMESON

\_\_\_\_\_  
TAMMI JAMESON

STATE OF NEBRASKA    )  
                                          :SS

COUNTY OF CHERRY    )

SUBSCRIBED to before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by Richard Jameson.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEBRASKA    )  
                                          :SS

COUNTY OF CHERRY    )

SUBSCRIBED to before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by Tammi Jameson.

\_\_\_\_\_  
NOTARY PUBLIC