

# LAND FOR SALE



## *Antelope County Recreation*

176.73 ± ACRES | ANTELOPE COUNTY, NEBRASKA

Paddocks of fenced native pasture provide excellent grazing as well as limitless recreational opportunities, with accents of mature trees creating a great balance of habitat for area wildlife.



Adam D. Pavelka, J.D.

### **LISTING AGENT:**

**ADAM D. PAVELKA, J.D.**

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Listing

Offered exclusively by:



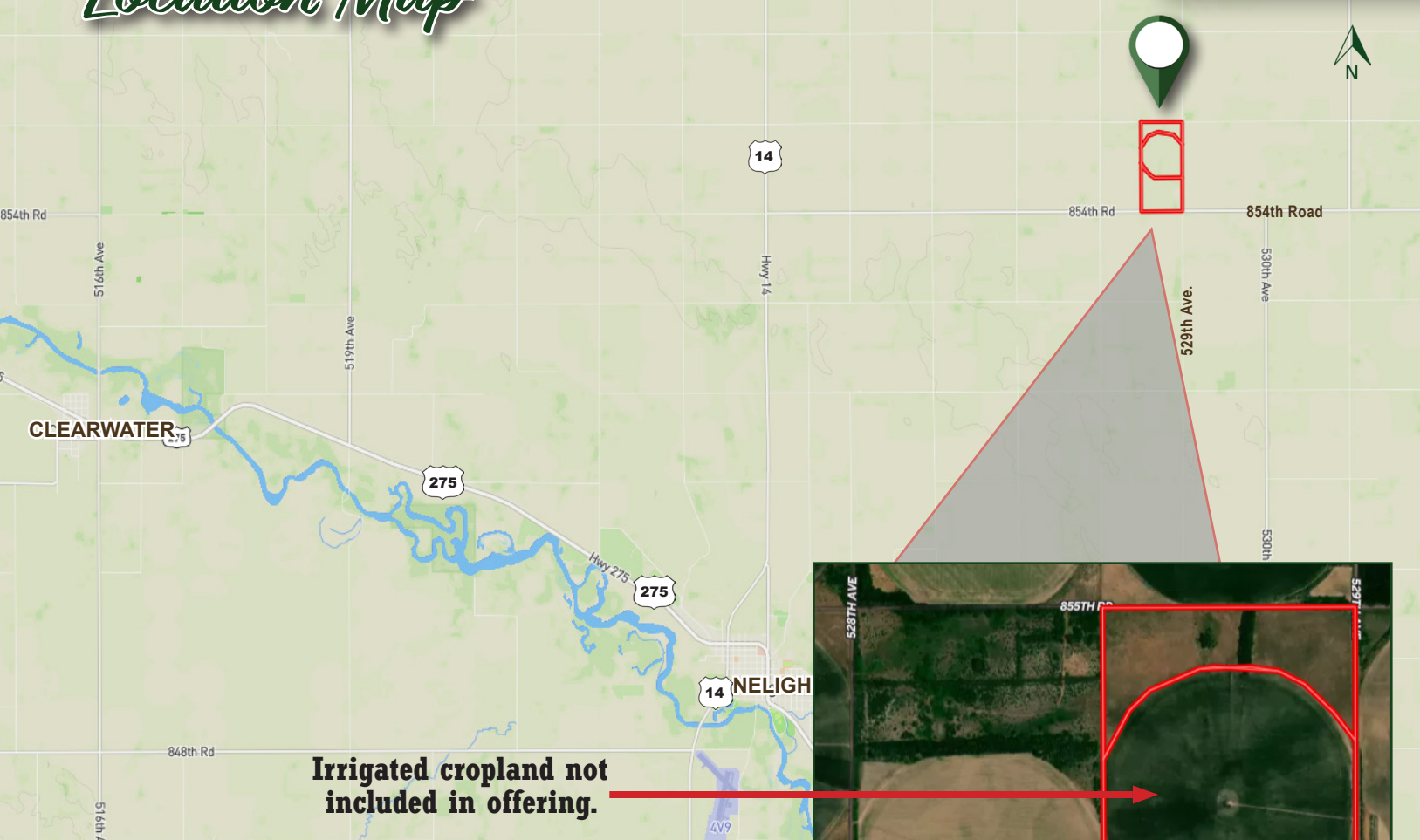
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## *Location Map*





## Property Details

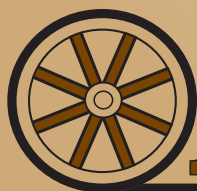
<b>LEGAL DESCRIPTION:</b>	176.73 ± surveyed acres in the East Half (E½) of Section Nineteen (19), Township Twenty-Six (26) North, Range Five (5) West of the 6th P.M., Antelope County, Nebraska (full legal description and survey available upon request).
<b>LOCATION:</b>	From Neligh, Nebraska: 5 miles north on Highway 14, then 4 ½ miles east on 854th Road, to the southwestern corner of the property.
<b>ACRES &amp; TAXES:</b>	Surveyed Acres   <u>176.73 ± acres</u> Estimated 2025 Real Estate Taxes   <u>\$2,034.74</u>
<b>LEASES:</b>	Full possession at closing!
<b>NRD:</b>	Upper Elkhorn Natural Resources District
<b>WELL INFORMATION:</b>	Well Registration - <u>G-155106</u> (Stock Well) <ul style="list-style-type: none"> <li>• Completion Date - <u>11/28/2009</u></li> <li>• Well Depth - <u>80 feet</u></li> <li>• Static Water Level - <u>26 feet</u></li> <li>• Pumping Level - <u>32 feet</u></li> <li>• Column - <u>1 inch</u></li> <li>• Gallons/Minute - <u>14 gpm</u></li> </ul>
<b>EQUIPMENT:</b>	Stock well (Cattle panels and hay bales are excluded from this offering.)
<b>COMMENTS:</b>	Within a very manageable drive of regional urban centers; O'Neill, Nebraska: approximately 45 minutes; Norfolk, Nebraska: approximately 40 minutes; Lincoln, Nebraska: approximately 2 hours; Omaha, Nebraska: approximately 2 hours; and South Sioux City, Nebraska: approximately 1.5 hours. Nice tracts of native pasture with perfect accents of mature trees, creates a great balance of habitat for area wildlife. This area is known for its great deer, turkey, and growing upland game populations.
<b>PRICE:</b>	<b>\$636,050.00</b>







*Don't miss this opportunity to purchase  
endless recreational opportunities with  
native pasture, mature trees and abundant  
area wildlife!*



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