

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:

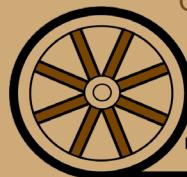
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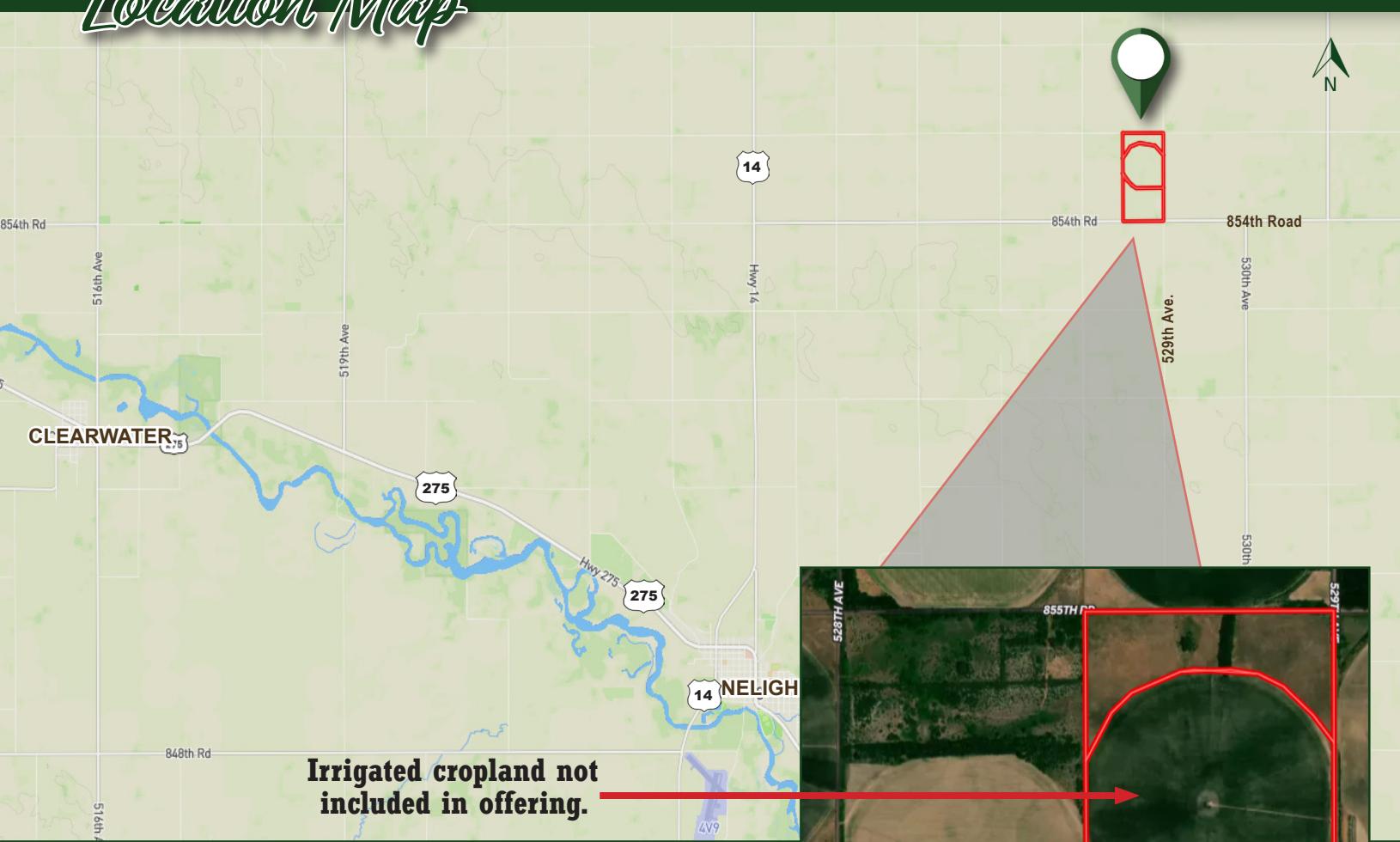


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Listing



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Location Map



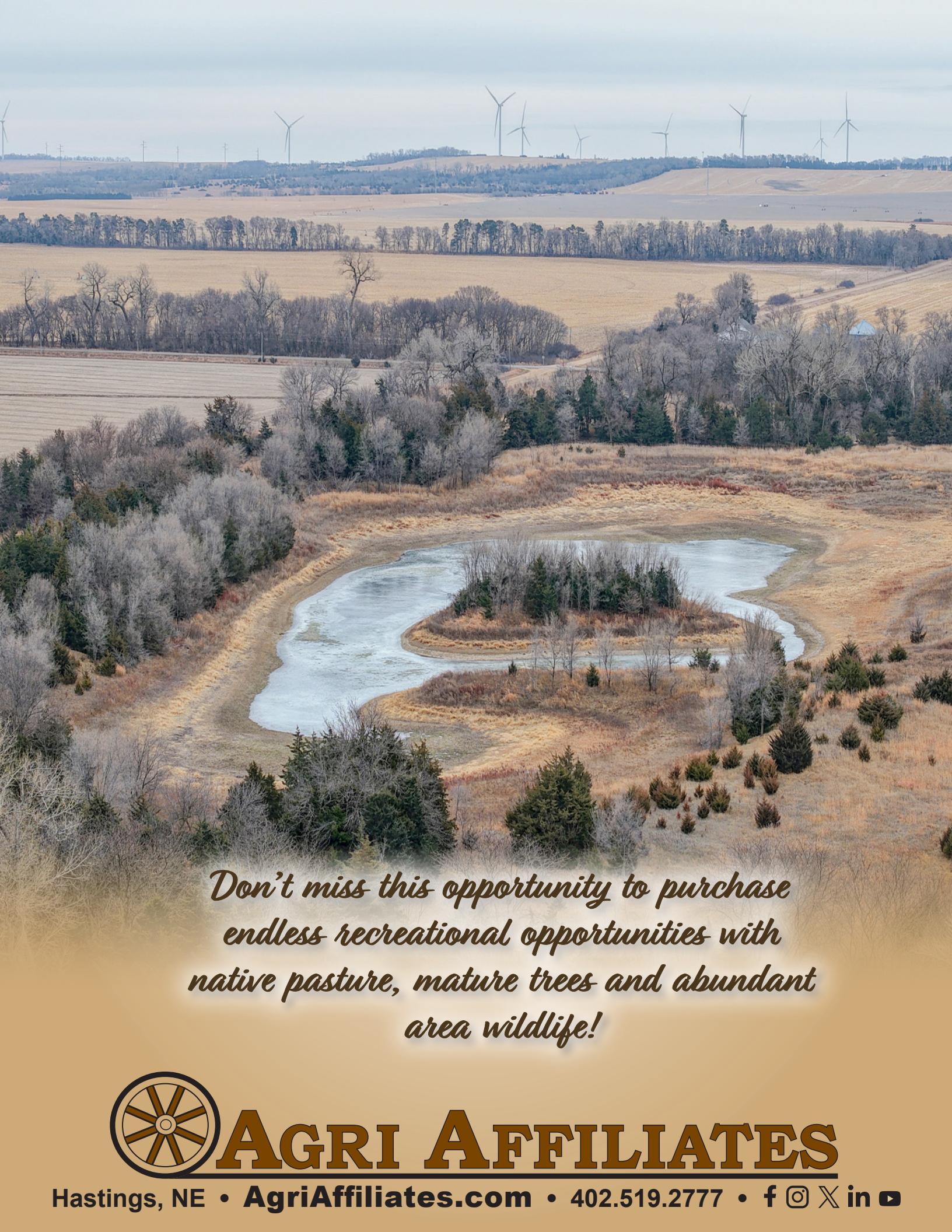
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Property Details

LEGAL DESCRIPTION:	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).
LOCATION:	From Neligh, Nebraska: 5 miles north on Highway 14, then 4 ½ miles east on 854th Road, to the southwestern corner of the property.
ACRES & TAXES:	Surveyed Acres <u>176.73 ± acres</u> Estimated 2025 Real Estate Taxes <u>\$2,034.74</u>
LEASES:	Full possession at closing!
NRD:	Upper Elkhorn Natural Resources District
WELL INFORMATION:	Well Registration - <u>G-155106</u> (Stock Well) • Completion Date - <u>11/28/2009</u> • Well Depth - <u>80 feet</u> • Static Water Level - <u>26 feet</u> • Pumping Level - <u>32 feet</u> • Column - <u>1 inch</u> • Gallons/Minute - <u>14 gpm</u>
EQUIPMENT:	Stock well (Cattle panels and hay bales are excluded from this offering.)
COMMENTS:	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.
PRICE:	\$636,050.00





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



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