



## GARDEN COUNTY SCENIC PASTURE



A 617± acre parcel of grassland with hunting opportunities.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: [scott@lashleyland.com](mailto:scott@lashleyland.com)

# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$802,841</b>
<b>Location</b>	5 miles SE of Lewellen, NE
<b>Legal Description</b>	ALL12-15-42 West of the 6th P.M. Garden County Nebraska

**Acres** **617.57±**

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

**Taxes - Estimated** **\$2,172.60**

## Property Summary

This is a very nice section of grass located just ½ mile south of the North Platte river, or 5 miles SE of Lewellen, NE. This is a very productive pasture with a small set of panel pens. There is good access from a county road.

The pasture has some cedar trees with rock outcroppings and great deer and turkey habitat. The hunting is outstanding on this parcel, with mule deer, whitetails, turkeys, coyotes, bobcat, and an occasional mountain lion passing through. This would make a great spot to put a small hunting cabin.

The pasture is watered by a windmill with a 30 foot tank, and there is income potential from grazing. The pasture will run 40-45 pairs for 5 months for an income of 40 pairs X \$50 per pair per month = \$2000 X 5 = \$10,000 in income for the year.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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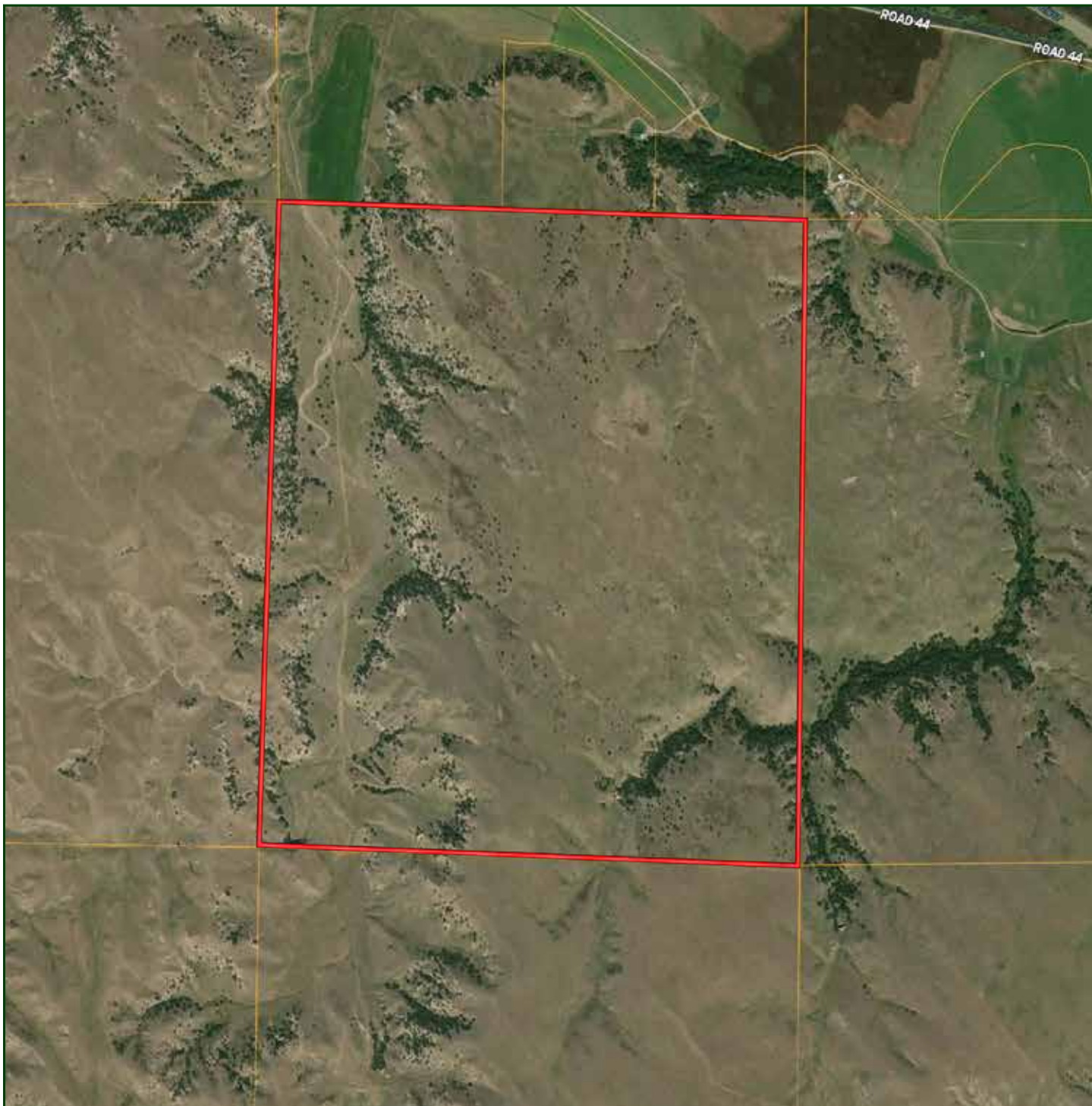
# LOCATION MAP



Boundary lines are estimates - Map for illustration only



# AERIAL MAP



**Boundary lines are estimates - Map for illustration only**

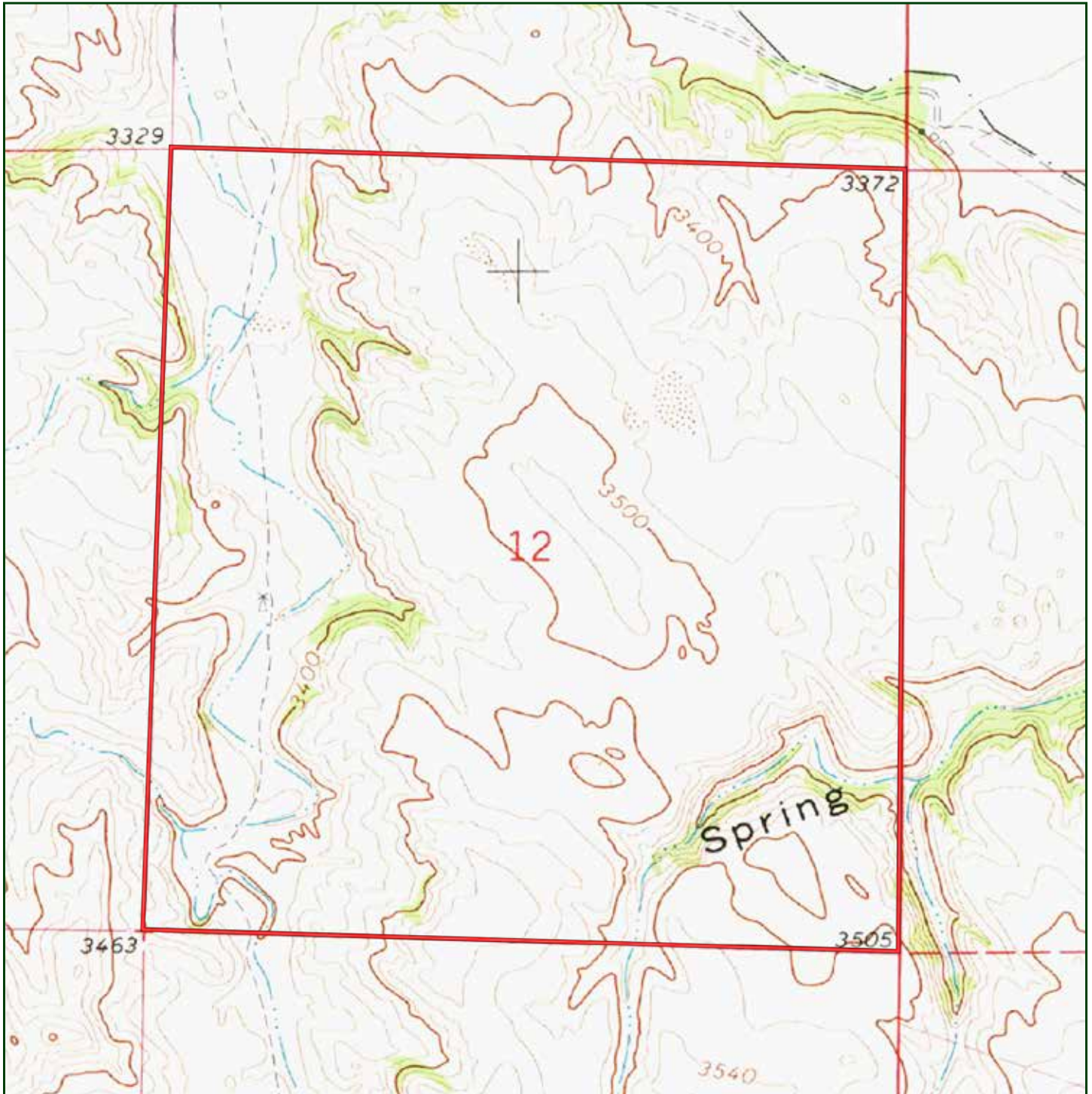
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# TOPO MAP



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# PROPERTY IMAGES



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# PROPERTY IMAGES





## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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### Mike Lashley, Owner|Broker

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