



SARBEN HONEY HOLE



60± acres of recreational hunting land in Keith County, NE.

JON FARLEY

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$490,000**

Location Sarben, NE

Legal Description TBD with survey

Acres 60±

Buyers and Sellers acknowledge recognized and established boundaries reflected in surveys.

Taxes **TBD**

Property Summary

This property is a hot honey hole! The river bottom is heavily wooded with meadows and cedar trees that provide the perfect bedding areas for whitetail deer and strutting turkeys. Varieties of waterfowl move through this busy migration route while thousands of Mallards and Geese spend the entire winter in this section of the North Platte Valley. The warm water sloughs and riverfront are fantastic waterfowl habitats. Several areas of wetlands, meadows, and dryland alfalfa offer ideal locations for “pit placements.” This property has summer time recreation with Large/Small mouth Bass and Bluegill that thrive in the slough area. Two access points from platted maintained roads enter the 18± acres of alfalfa plots. There is an irrigation well that goes with the property with 7 certified irrigated acres that could be run with a gas powered generator or power from an electrical pole close by. There is also a perfect spot to park your camper or RV.

Sold with the property price: 1 Redneck Box Blind, 2 mobile waterfowl blinds, 3 chair tripod stands, 3 ladder stands.

Agent note: There is a John Deere 2320 tractor, and mower implement that could be purchased.

20 minute drive to the North Platte, NE. Airport (Lee Bird Field). United Airlines is the carrier.

20 minute drive to Lake McConaughy which is renowned for its beautiful sandy beaches and Recreation, especially Walleye Fishing.

Well Info:

Well ID	County	Location	Acres Irr.	GPM	Static Level	Pumping Level	Pump Col Diam	Pump Depth	Comp. Date
16548	Keith	14N 35W 23NESW	7.244	650	7 ft	10 ft	10 in	70 ft	5/15/1937
215558	Keith	14N 35W 23NESW	7.244		11 ft			80 ft	6/29/2012

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



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PROPERTY IMAGES

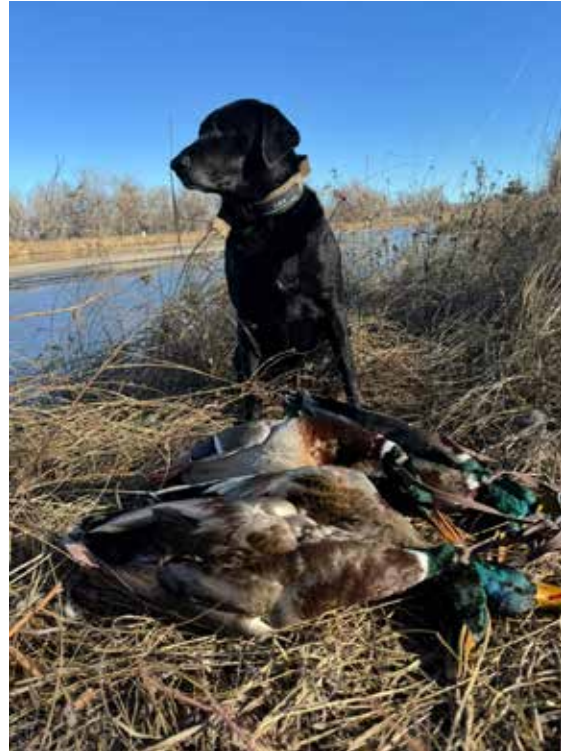


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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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