



DUNDY COUNTY HUNTING 80



A quality pheasant hunting property South of Wauneta.

JORDAN MAASSEN

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$119,000**

Location 6 miles South of Wauneta on 346 Ave.

Legal Description

N1/2SW1/4 Section 10- Township 4- Range 36 West of the 6th P.M. Dundy County, Nebraska
72409 Ave 346
Wauneta, NE 69045

Acres 80±

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 **\$578.32**

Property Summary

Dundy County Hunting 80 is located just 6 miles South of Wauneta, Nebraska. This is a quality hunting property located in the heart of Nebraska Pheasant Country. The property is enrolled in the WRP; however, there are 5 acres that can be further developed into a permanent home site.

Off-Grid 80-acre hunting property with furnished cabin

-80 acres-- 75 Acres enrolled Under WRP

-400+ Sq.Ft. Fully Furnished Cabin

-Includes kitchen utensils, family room, bedroom, and bathroom.

This property is perfect for off-grid living, equipped with a 55-gallon water tank in the loft, and two solar panels to charge the generator.

Additional features:

-Composite toilet and gravity-fed shower for eco-friendly living.

-2000-amp Honda gas generator for backup power needs.

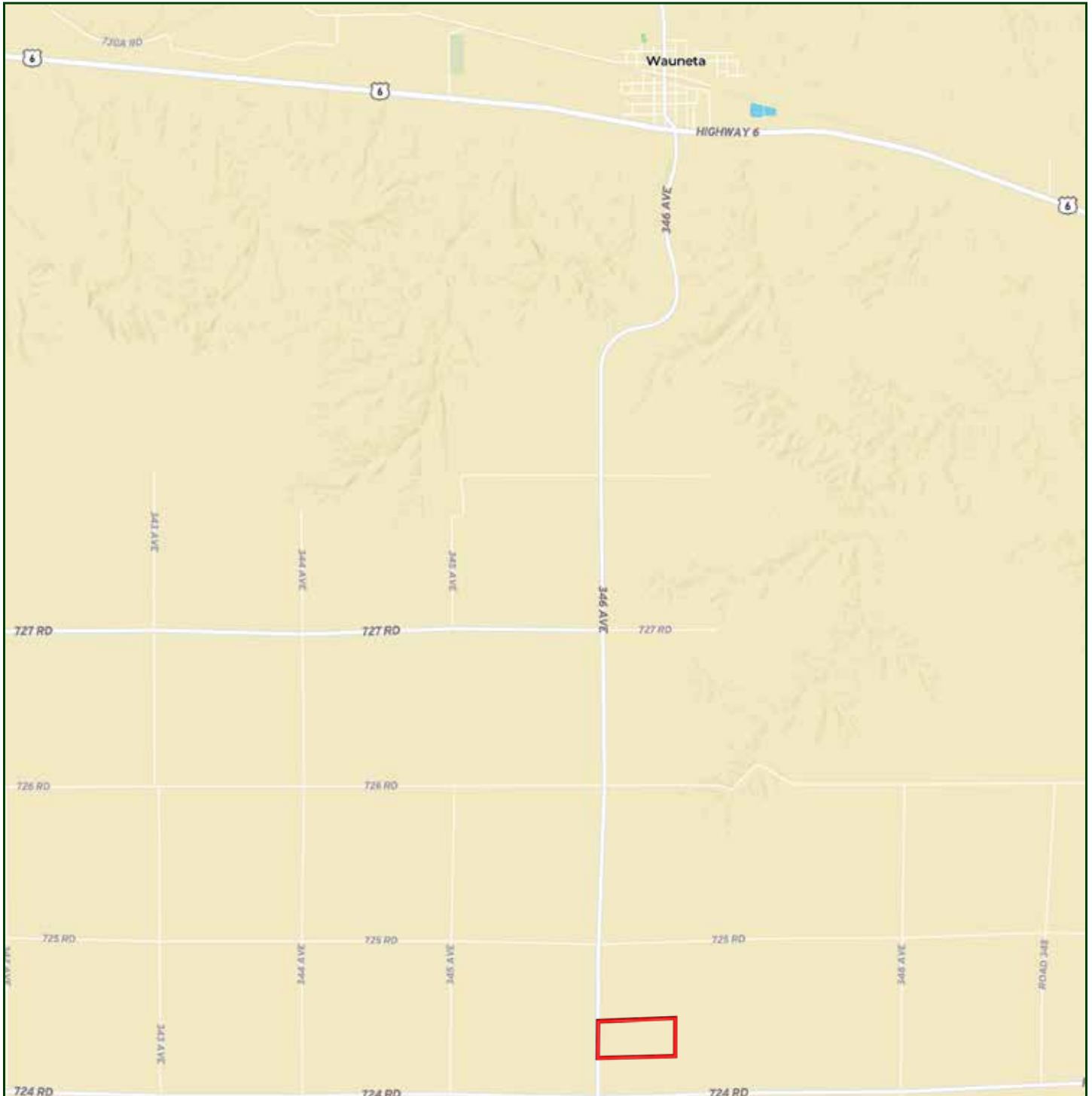
-Propane heater and electric heater.

All components of the cabin are included and truly makes for a turn-key opportunity to hit the ground running this hunting season.

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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