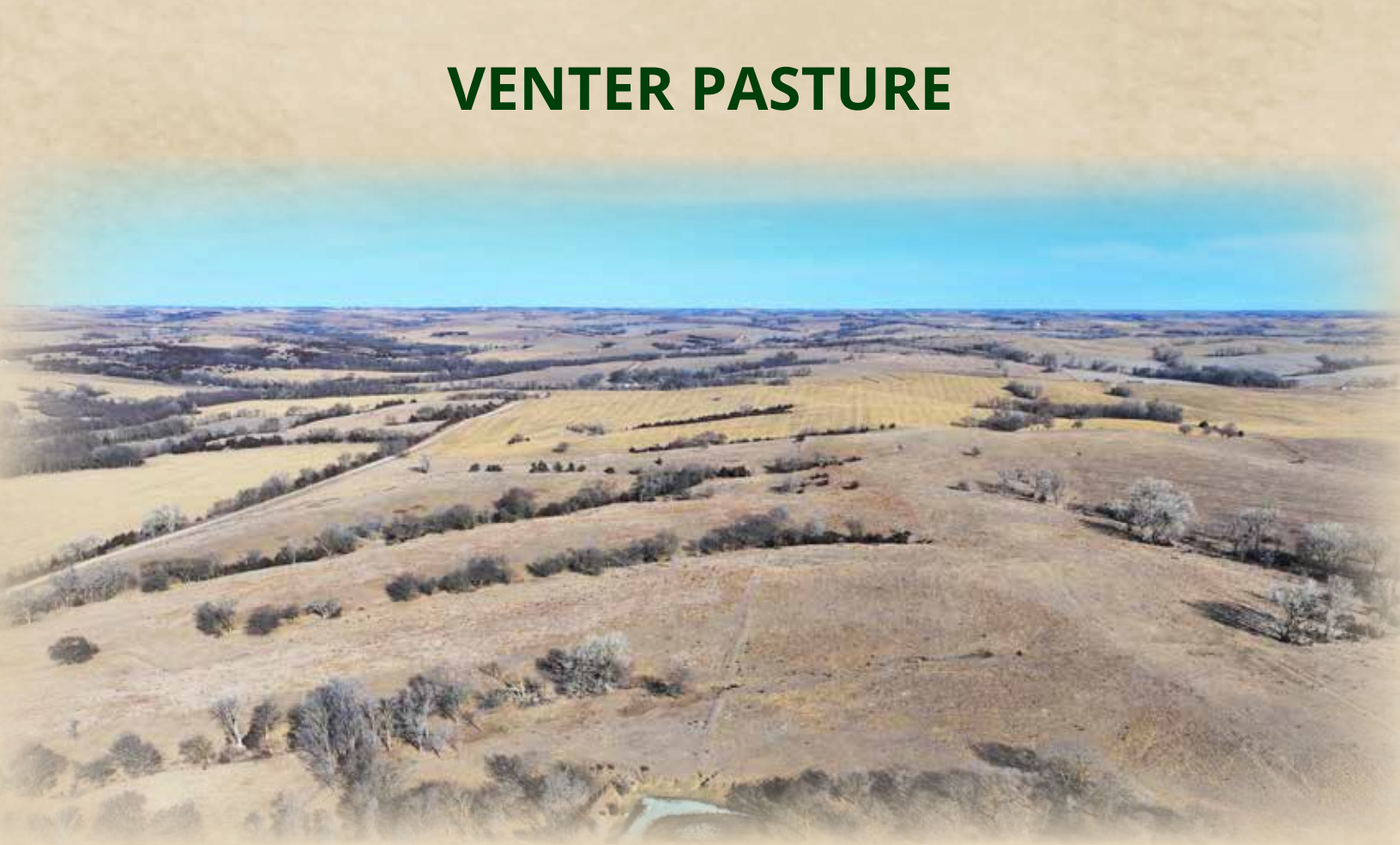




## VENTER PASTURE



160± acres of rangeland with recreational potential.

**JAKE MCQUILLEN**

Sales Associate

Jake's Cell: 402-968-8333

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

# PROPERTY HIGHLIGHTS

<b>List Price</b>	<b>\$800,000</b>
<b>Location</b>	East of Dwight, NE 68635
<b>Legal Description</b>	26 13 4 26 26 13 4 SW 1/4 160 AC

**Acres** 160±

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** **\$3,198.80**

## Property Summary

Excellent opportunity to own a productive quarter section of pasture in south eastern Butler County, conveniently located just east of Dwight, Nebraska and just 35 minutes from Lincoln. This 160± acre tract offers strong grass production and is well-suited for grazing operations. The property features new fencing on two sides reducing short term improvement costs. A livestock well is already in place, providing a reliable water source to support your herd and a catch pen. In addition to its agricultural value, this pasture offers recreational potential for deer hunting with deer sign throughout the property, making it an attractive investment for both farmers and recreational buyers. The property is leased for the 2026 grazing season, providing immediate income for the new owner. Whether you're looking to expand your cattle operation, secure an income-producing land investment, or enjoy a weekend hunting property, this Butler County pasture deserves your attention. For more information or to schedule a showing, please contact us today.

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.

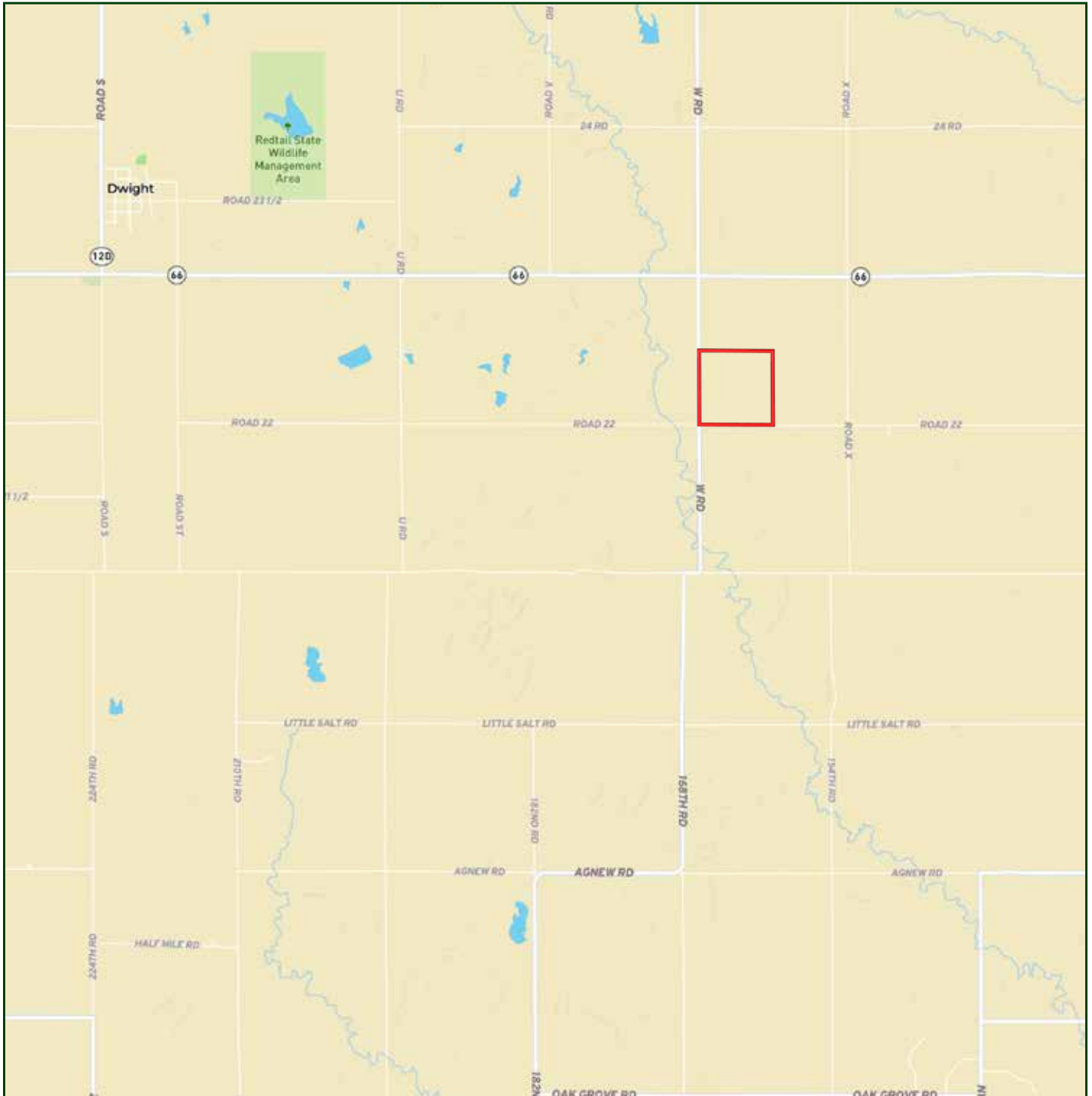
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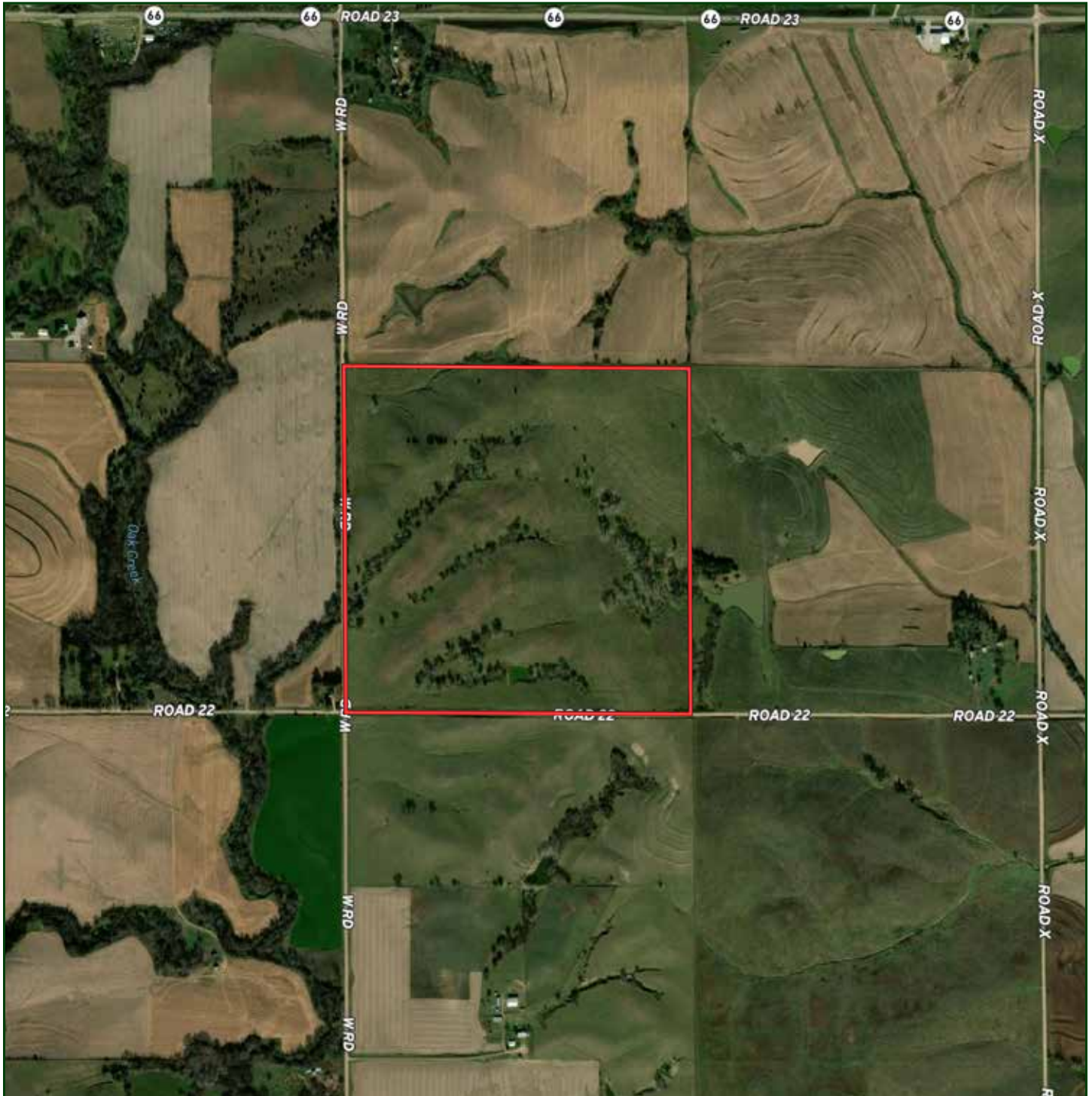
# LOCATION MAP



Boundary lines are estimates - Map for illustration only



# AERIAL MAP



Boundary lines are estimates - Map for illustration only

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# PROPERTY IMAGES





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# PROPERTY IMAGES





## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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