



BOX BUTTE COUNTY CRP SECTION



A 638± acre grass and CRP property with recreational value.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$864,000**

Location 17 miles SW of Hemingford, NE 69348

Legal Description

All (Except 5 acres in NE 1/4) 02-25-51 West of the 6th P.M. Box Butte County Nebraska

Acres **638.71±**

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 **\$2,381**

Property Summary

If you are looking for a place with some good recreational attributes, and some passive income, here you go. 638.71 acres in one parcel. There are 560.9 acres in CRP with a payment of \$18,172, plus it is enrolled in the Nebraska Game and Parks walk in hunting program for approximately another \$4480 for a total of \$22,652 annual payment. The hunting is very good on this crp farm.

Call Scott Saults if you have any questions or would like to view this property.

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.

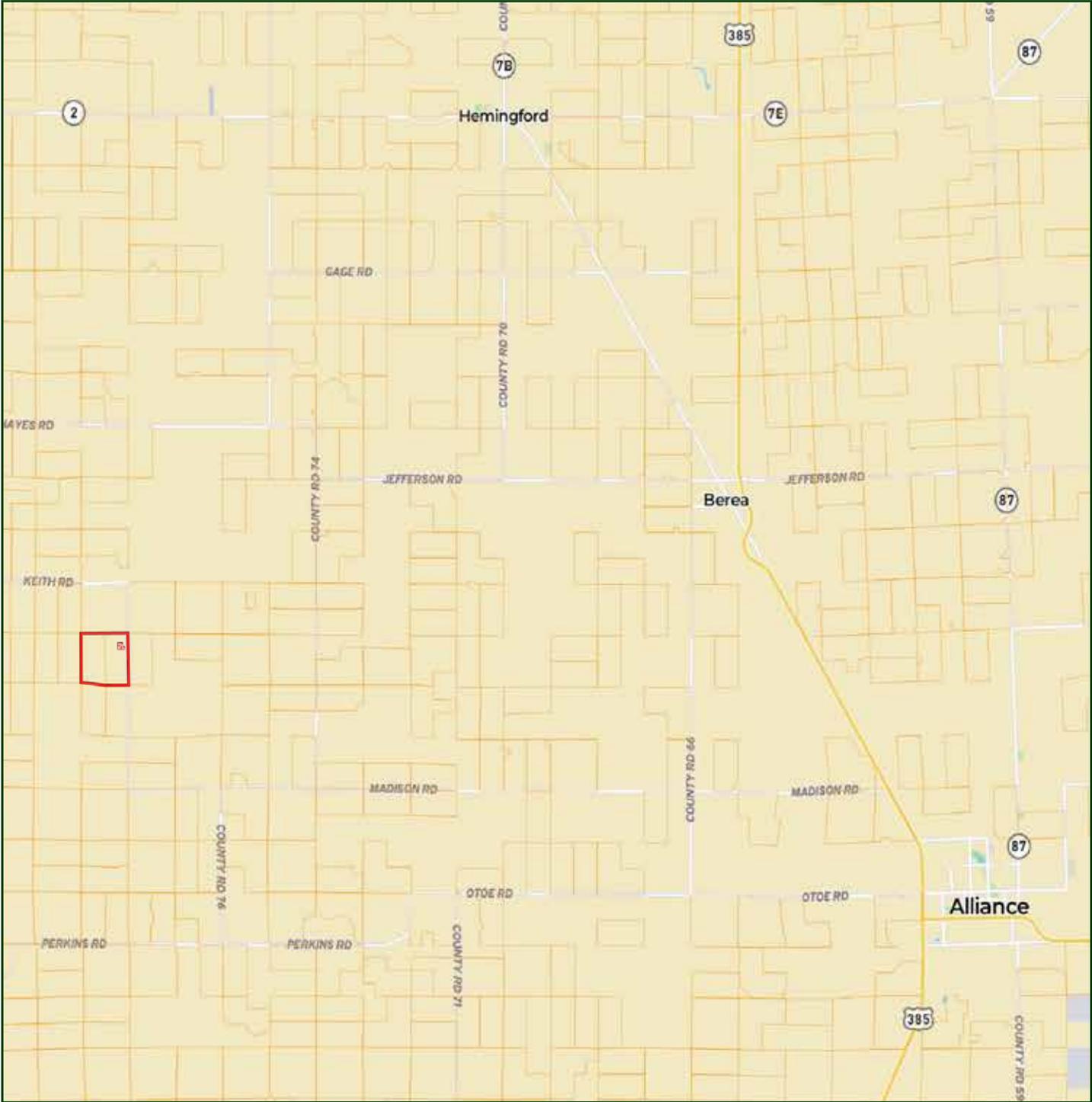
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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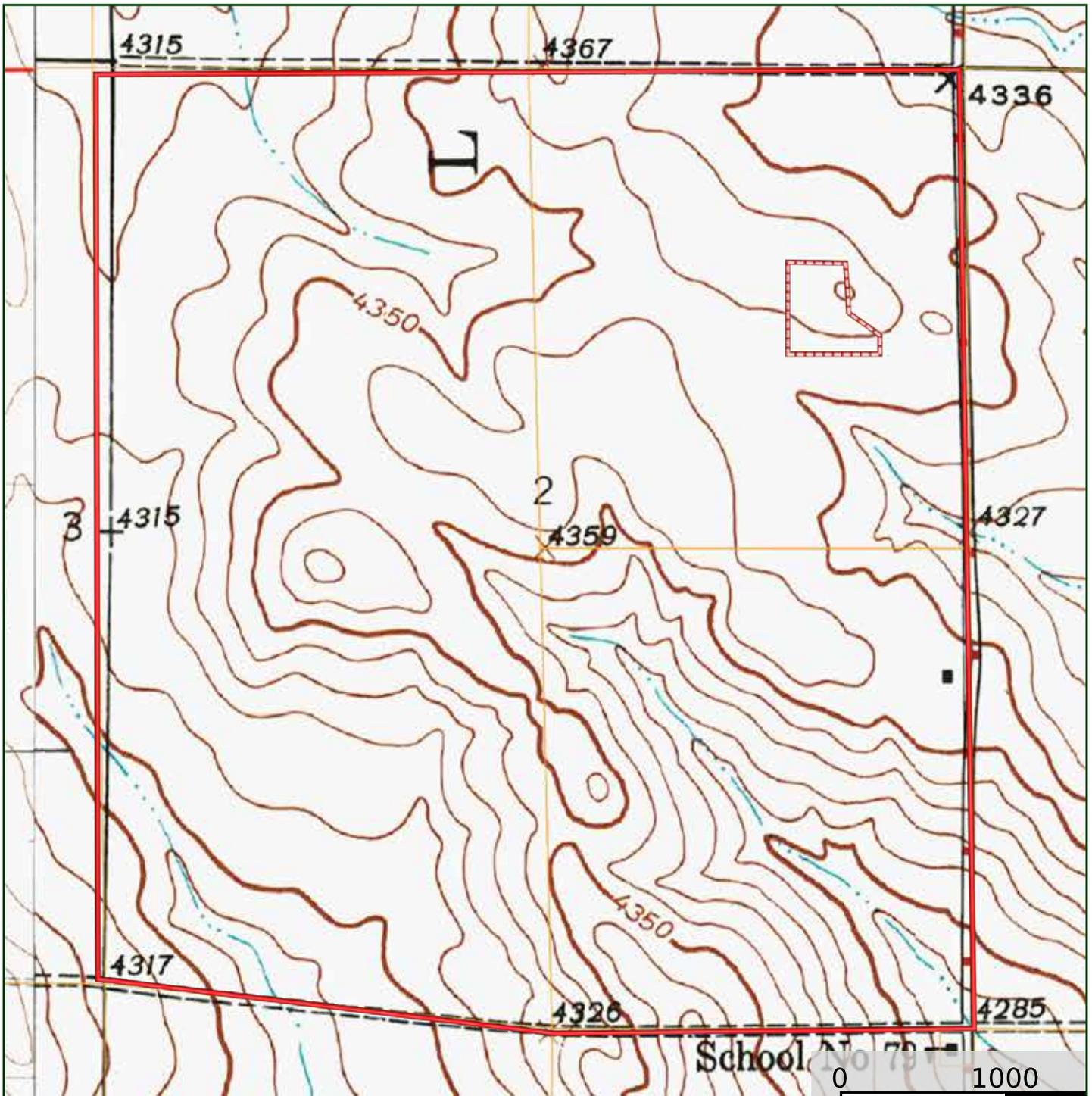
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TOPO MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

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