



BOX BUTTE COUNTY HALF SECTION



A CRP parcel with good recreational attributes.

SCOTT SAULTS

Associate Broker

Scott's Cell: 308-289-1383

Email: scott@lashleyland.com

PROPERTY HIGHLIGHTS

List Price **\$448,200**

Location 17 miles SW of Hemingford, NE

Legal Description

S1/2N1/2; SW1/4 21-26-51 West of the 6th P.M. Box Butte County Nebraska

Acres **332.89±**

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 **\$1,180.28**

Property Summary

If you are looking for a place with some good recreational attributes, and some passive income, here you go. 332.89± total acres. This property has a CRP payment of \$12,096 on 320.17 acres and is enrolled in the Nebraska Game and Parks walk in hunting program, which pays approximately \$2,640 making a total annual payment of \$14,736. This parcel has some great hunting while providing some income.

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.

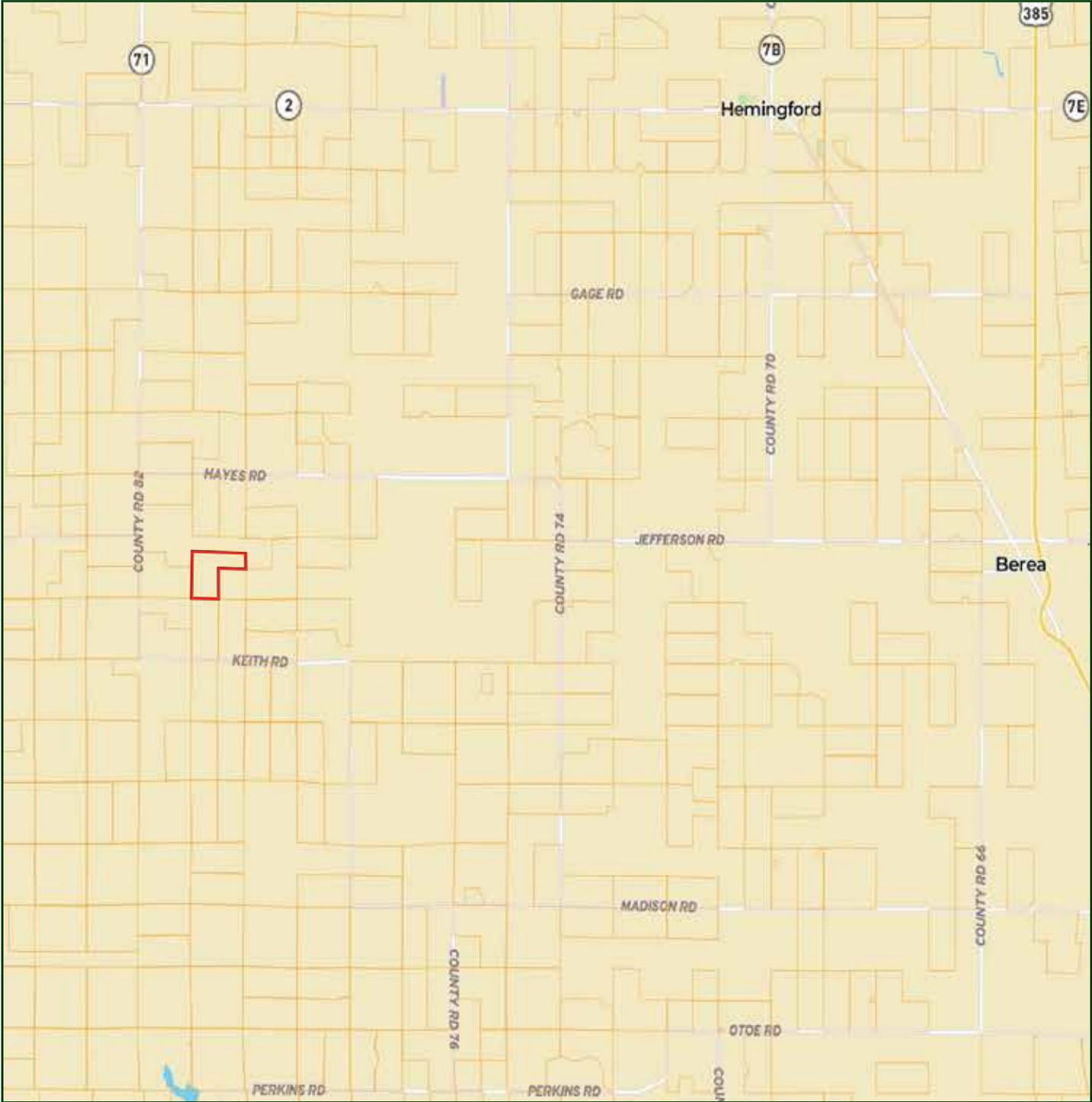
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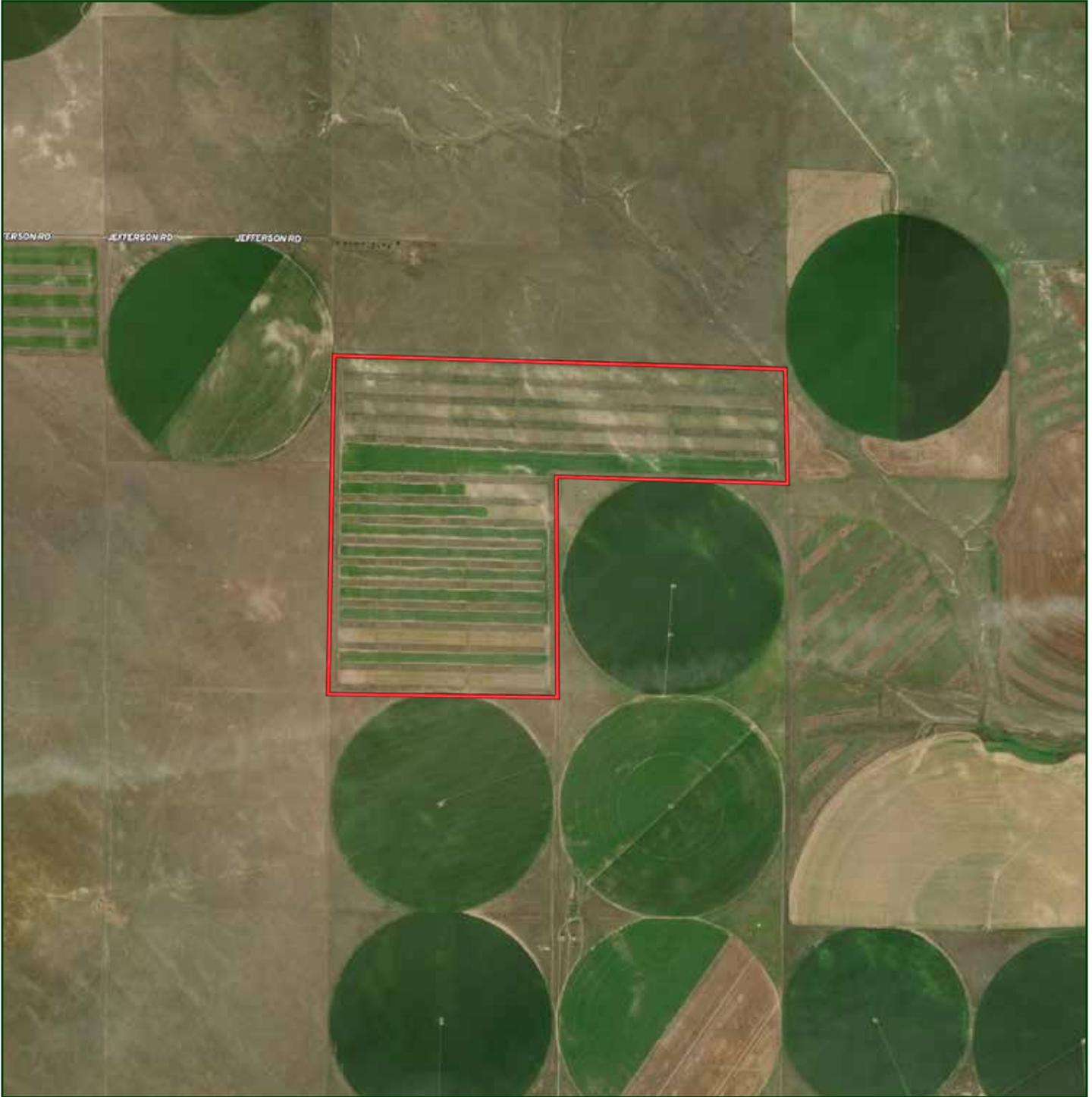
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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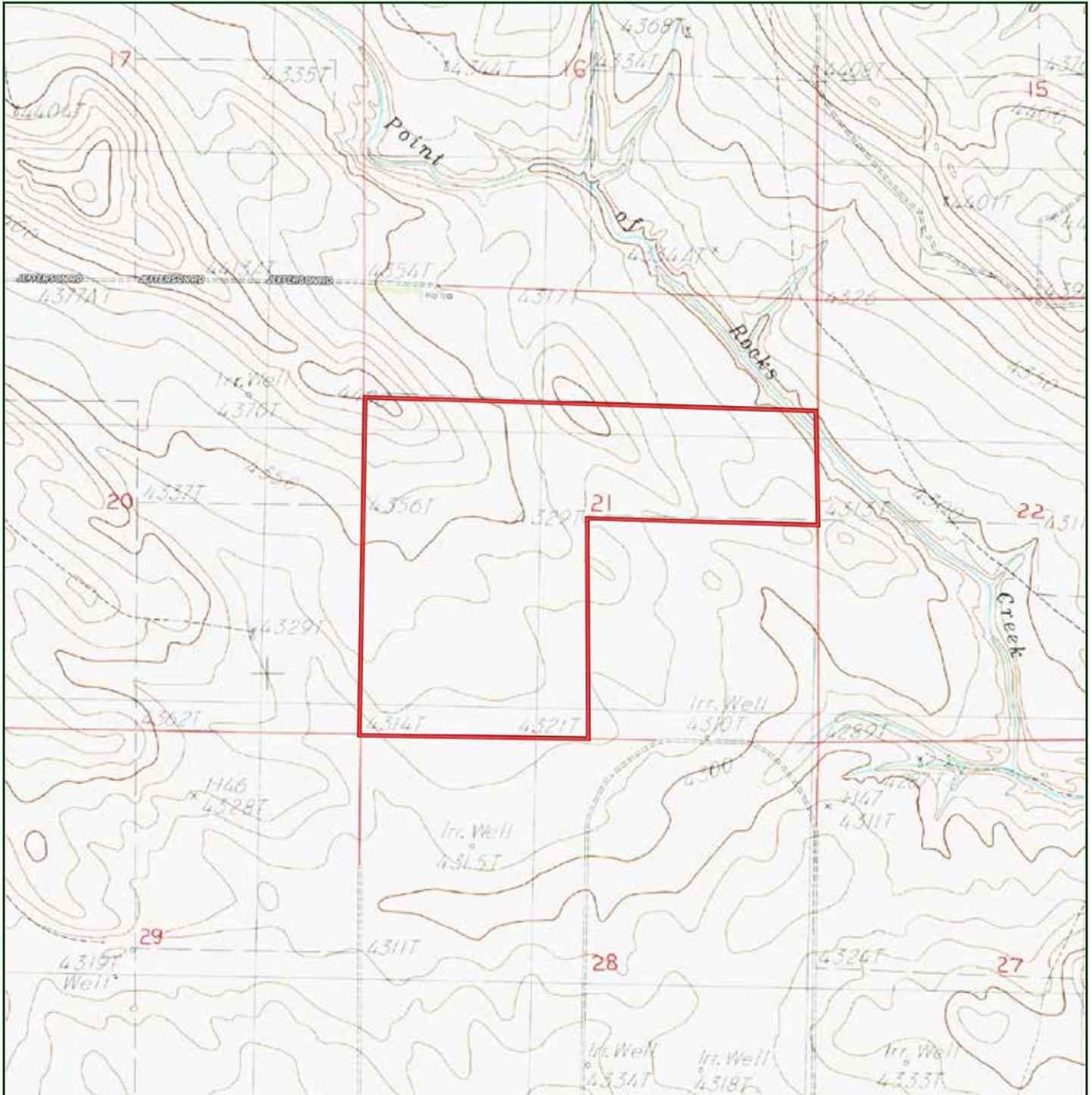
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TOPO MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

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