



FOWL WEATHER WATERFOWL PARADISE



A recreational retreat with exceptional waterfowl hunting.

JON FARLEY

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PROPERTY HIGHLIGHTS

List Price \$2,250,000

Location South of Lexington, NE

Legal Description See Exhibit A

Acres 60±

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 \$3,444.76

Property Summary

Words can't fully describe Fowl Weather Waterfowl Paradise! Not only is it a multi-use property with the diversity of waterfowl that are taken here in quantity, but whitetail deer, wild turkey, and maybe more importantly snow geese also inhabit this area. Less than 1/2 mile to the north is a major staging area sand-pit that hold thousands of migrating waterfowl. This adds to the constant waterfowl traffic during migration times. In the Spring, approximately 500,000 snow geese stage in this protected area close to this property. The Seller has detailed photo and harvest logs for showings. One step on this property you can tell this is a serious hunting property. In addition to waterfowl hunting, there are excellent fishing opportunities for bass, crappie, and bluegill, and has been recently stocked with bait minnows, walleye and yellow perch.

The improvements here are very well maintained. This property can host all of your hunting buddies and then some. There are multiple cabins with electricity, running water, etc... plus many RV hookups convenient for a fifth wheel or RV. The main home is stunning with views of the lake and a deck to enjoy all of the wildlife. Plus, there is an insulated shop with cement floor to keep all of your toys. A full description of the improvements are listed below.

STRUCTURES ON MAIN PROPERTY

1. Residence

- a. Approximately 1,500 SF of living space (30' x 50')
- b. Built in summer of 2024
- c. Two bedrooms, two bathrooms

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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PROPERTY HIGHLIGHTS

- d. Tornado shelter with poured concrete and steel door
- e. Slab on grade – no basement
- f. On septic leach field which is north of home
- g. On well water (well located on SW corner of shop building)
- h. Central air and electric furnace

2. Shop Building

- a. Approximately 2,400 SF in total (40' x 60')
- b. Approximately 800 SF of sectioned off club house space with sink and full bathroom
- c. Built in Spring of 2019
- d. Connected to same well as house
- e. Connected to same sewer system as house
- f. Main shop heated by propane heater
- g. Club house heated by hotel type unit on wall with heat/air

3. Green Guest Cabin

- a. Approximately 320 SF plus bathroom (20' x 16')
- b. Only original structure on property
- c. Interior and exterior updated in fall of 2018
- d. Used as guest house and currently has a king size bed
- e. Has own septic tank but no leech field (tank only)
- f. Heated by hotel type unit on wall that has heat/air
- g. Baseboard heat in bathroom

STRUCTURES ON NORTH 6 ACRE PROPERTY

1. Main cabin (aka “Eagles Nest”)

- a. Approximately 1,000 SF of living space (27' x 37')
- b. Two bedrooms and one bathroom
- c. Was originally part of old church camp then upgraded by prior owner
- d. Interior updates installed in summer of 2025
- e. Used as guest cabin and second lodge for hunters
- f. On own septic system (leech field)
- g. On shared well with all buildings on 6 acre property
- h. Has central heat and air (all electric)

2. Larger guest cabin (aka “Snow Goose”)

- a. Approximately 660 SF (30' x 22')
- b. One bedroom, one bathroom
- c. Interior updated in summer of 2025
- d. Exterior log sided in summer of 2025
- e. On shared septic system with other guest cabin (leech field)
- f. On shared well with all buildings on 6 acre property
- g. Central heat and air (all electric)

PROPERTY HIGHLIGHTS

3. Smaller guest cabin (aka “Pintail”)

- a. Approximately 430 SF (18’ x 24’)
- b. One bedroom, one bathroom
- c. Interior updated in summer of 2025
- d. Exterior log sided in summer of 2025
- e. On shared septic system with snow goose cabin
- f. On shared well with all buildings on 6 acre property
- g. Hotel type heating/cooling unit on wall (all electric)

4. Storage Building (aka “Blue Goose”)

- a. Approximately 430 SF (18’ x 24’)
- b. Converted from guest home to storage shed in 2025 – all walls removed
- c. Electric and water turned off to cabin
- d. Used solely for decoy and other tool storage

5. Fence

- a. New green treated 4 strand lumber fence installed on East, West & North sides in 2025
- b. Fence has wire installed around bottom two feet to keep dogs from leaving property
- c. New gate installed on property on East side in 2025

DUCK BLINDS

1. East Main Lake Blind (aka “South Blind”)

- a. 18’ poured concrete pit blind
- b. Wooden constructed roof and bench inside
- c. Comfortably hunts 5 hunters
- d. Blind was on property when current owner purchased it in 2018
- e. Used as main South wind hunting option

2. East Steel Pit on East sand area (aka “East pit”)

- a. 18’ long steel pit with steel storage lid
- b. Wooden framed bench inside
- c. Comfortably hunts 6 hunters
- d. Has temporary lids for hunting season constructed from wood
- e. Purchased new four years ago from huntinpits.com in Geneva, NE
- f. Used primarily late season for geese or rare East wind hunt

3. Aluminum Frame Blind on North bank of north slough (aka “North Slough”)

- a. 10’ aluminum framed blind bought new in 2024 in Schuyler, NE
- b. Placed on top of green treated deck platform built in 2024
- c. Used early season for teal and on high NW wind days
- d. Comfortably hunts 4 hunters
- e. Power is located about 20’ behind this blind and used for an aerator

4. Steel Pit on West Sand Area (aka “Kohler Pit”)

- a. 12’ Kohler Pit blind purchased in 2019

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PROPERTY HIGHLIGHTS

- b. Comfortably hunts 4 hunters
- c. Can run an aerator in front with power from blind to south of it
- d. Used extensively for geese and ducks on West wind days

5. Concrete Blind on Main Slough (aka “Concrete slough”)

- a. 20’ poured concrete pit blind
- b. Wooden roof and wooden bench inside
- c. Comfortably seats 6 hunters
- d. Has 110 power plug in inside blind
- e. Has historically been used to run two ice eaters on slough
- f. Used extensively on North wind days for ducks and geese
- g. Was on property when current owner bought it in 2018

6. Wooden above ground blind on Main Slough (aka “Piano Blind”)

- a. 16’ wooden blind on north side of main slough
- b. Comfortably seats 4 hunters
- c. Usually put aerator in front of it from concrete slough blind
- d. Built in 2019 or 2020?
- e. Dog box added on 2026
- f. Main hunting option on northwest, north or west wind days

7. West Slough Blind (aka “West blind”)

- a. Constructed in 2018
- b. Wooden sides and concrete floor
- c. 18’ long and comfortably hunts 5
- d. Has 110 power outlet in blind
- e. Rarely used except for blizzard type conditions

EXHIBIT A

Legal Description

Parcel# 240138406

21 9 21 00001833 PT OF LOT 1 & 2 EXC 11.86A TO STATE & EXC 4.17A IN LOT 2 N OF I-80 (50.87A) EXC WESTMINSTER WOODS SUBDIV & EXC WESTMINSTER WOODS 2ND (21-09-21)

Parcel# 240218395

21 9 21 00001834 LOT 1 BLOCK 2 WESTMINSTER WOODS SECOND SUBDIV PT GOVT LOT 1 (21-9-21)

Parcel# 240226024

21 9 21 00001834 LOT B BLOCK 1 WESTMINSTER WOODS THIRD SUBDIV (21-9-21)

Parcel# 240226017

21 9 21 00001834 LOT B BLOCK 2 WESTMINSTER WOODS THIRD SUBDIV (21-9-21)

All in Lexington, Dawson County Nebraska

*Legal was obtained from Dawson County Assessors Office

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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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Duck Blinds



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Main Home



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PROPERTY IMAGES



Large Outbuilding



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Guest House



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PROPERTY IMAGES



Eagle's Nest Cabin



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Pintail Cabin



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Snow Goose Cabin





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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