



MAXWELL LAKE RETREAT AND HUNTING



A private recreational paradise South of Maxwell, NE.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price **\$880,000**

Location

Take West Island road approximately 5 miles to Novacek Road then South across I-80 and back to the East on Novacek road 2.5 miles partly via easement trail.

For showings use road through Camp Maranatha.

Legal Description

Tract to be surveyed in PT. LOTS 7 & 8 & ACCRE. LYING S. OF I-80 Section 30- Township 13- Range 28 W of the 6th P.M. Lincoln County, Nebraska

Acres approximately 112± to be determined by survey

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 **TBD**

Property Summary

Private Lake Retreat and Premier Hunting Property

Maxwell, Nebraska | Lincoln County | 112+/- acres

Welcome to your own private paradise, an exceptional recreational retreat located just southwest of Maxwell, Nebraska. This one-of-a-kind property offers the perfect blend of relaxation, adventure, and premier hunting, all centered around a stunning private lake setting.

A True Lakefront Escape with Excellent Fishing

At the heart of the property lies a 12± acre stocked lake, reaching depths of approximately 8 feet. This lake isn't just built for recreation; it offers excellent fishing opportunities for anglers of all levels. Whether you enjoy casting from the bank, fishing from a kayak, or spending the evening with family along the shoreline, this lake provides a private and peaceful fishing experience.

The size and depth of the lake allow for a strong fishery, making it ideal for growing and maintaining species such as bass, bluegill, or other stocked varieties, creating both a fun and sustainable fishing environment for years to come.

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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In addition to fishing, the lake is perfect for:

- Kayaking and paddle boating
- Swimming and lakeside relaxation
- Light water recreation, including jet skis

A prominent sandhill overlooking the water offers breathtaking panoramic views and enhances the natural beauty and privacy of the setting.

Built for Enjoyment and Accessibility

The property has been thoughtfully improved to maximize usability:

- Established trail system throughout the timber for easy side-by-side access
- Single-phase power with electrical outlets near the lake, perfect for campers or future improvements
- Ample space for camping, gatherings, and lakeside bonfires
- Strong natural privacy with excellent wind protection

Whether you're hosting weekend retreats or simply unplugging with family, this property is built to enjoy from day one.

Premier Hunting and Wildlife Habitat

Beyond the lake, the balance of the property offers outstanding deer and turkey habitat. Significant cedar tree removal has already been completed, opening up the landscape and creating ideal locations for:

- Food plots
- Stand placement
- Wildlife travel corridors

There is still plenty of opportunity to further develop and customize the property into your own dream hunting destination.

Expanded Hunting Opportunity and Adjoining Public Land

A unique feature of this property is its boundary with approximately 244± acres of public hunting land owned by Platte River Basin Environments. This neighboring ground is walk-in hunting only, providing additional access to quality habitat while helping preserve the quiet and low-pressure environment.

This adjacency adds a valuable extension to your hunting footprint, offering more room to hunt, explore, and manage wildlife movement in the immediate area.

The seller will retain a private easement along the south boundary for family access to their property located to the west. This easement will remain in place for as long as they own the adjoining property and is limited strictly to private use.

Rare Opportunity

Properties of this caliber, especially those featuring a private lake of this size and fishery quality, rarely come available in this area. Whether you're searching for a secluded recreational getaway, a legacy family retreat, or a future building site, this property checks every box.

Showings by appointment only.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

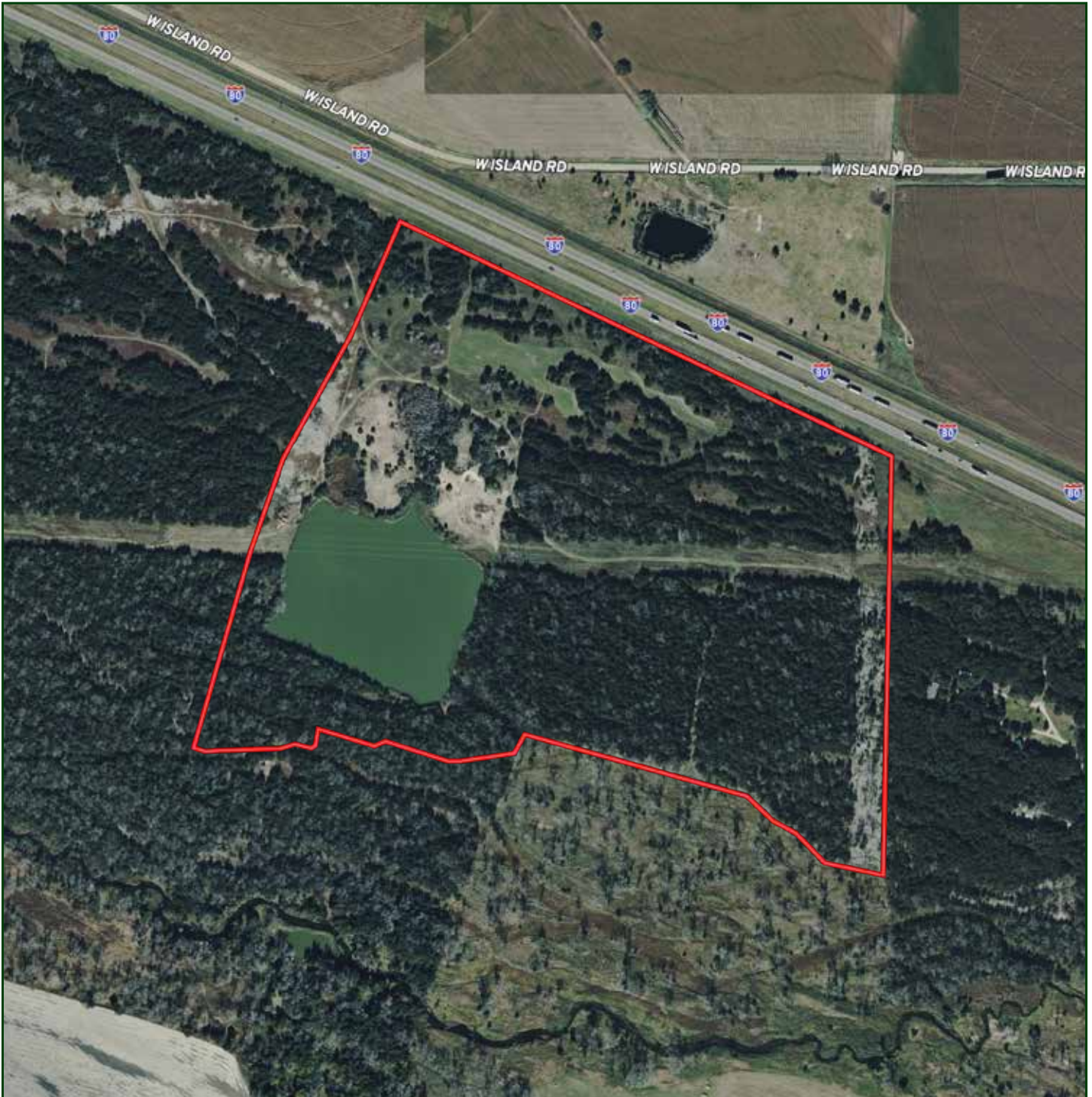
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AERIAL MAP



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PROPERTY IMAGES



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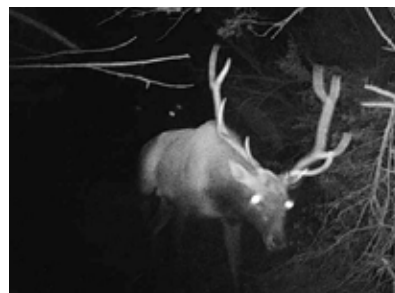
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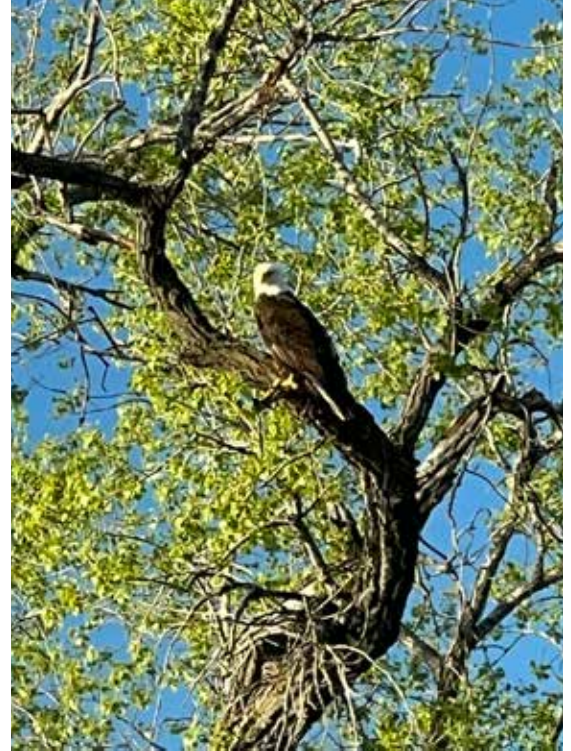
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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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