



## NIOBRARA RIVER SPORTSMAN'S RETREAT



A true recreational paradise located North of O'Neill, NE.

**JON FARLEY**

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# PROPERTY HIGHLIGHTS

**List Price** **\$1,650,000**

**Location** 20 miles North of O'Neill, NE.

## Legal Description

COLEMAN TWP, PART OF N1/2 35-33-12 95.52A. COLEMAN TWP, PART OF LOT 1, LOTS 2-3, 26-33-12 34.83 A. PLUS 76A. ACCRETION LAND, HOLT COUNTY, NE.

**Acres** 206.5±

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** **\$1,705.16**

## Property Summary

Niobrara River Sportsman's Retreat is a true multi-use property that can be enjoyed during the Spring, Summer, and Fall with fishing, hiking, exploring, and air boating along the Niobrara River, or relaxing by the rustic cabin while taking in the beautiful views. During the Fall and Winter, enjoy hunting opportunities including waterfowl, whitetail deer, turkey, and many trapping opportunities as well.

The property has a dynamic layout with access off county highway 281 where the road ends at a private, lockable gate. Approximately 20± acres of tillable ground provide an ideal location for harvesting trophy deer from the perfectly elevated redneck blind. Thousands of Canada geese inhabit the area, creating exceptional hunting opportunities. Installing a pit to hunt the geese out of the alfalfa field, which is a primary food source for the geese, would add to the hunting experience. Electricity is available near the pond, making it possible to install an ice eater to keep water open during cold weather, attracting ducks and geese while allowing hunters to harvest geese from the nearby alfalfa field without disturbing them.

**Agent Note:** This is a top-notch retreat with excellent access to the famed Niobrara River corridor. The property was surveyed in 2017. It is located approximately 20 miles north of O'Neill, Nebraska, which offers restaurants, bars, shopping, market, a hospital, and Handlebend, a manufacturer of copper mugs sold worldwide. O'Neill is a staple for a fun Nebraska town with approximately 3,000 people.

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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There is a municipal airport in O'Neill, Nebraska. The phone number is: (402) 336-3377.

**Additional Note:** This property sits directly on top of the Ogallala Aquifer with the best groundwater and native springs that originate on the property and feed the Niobrara River.

## Home Details

Square Footage (Raised Ranch): 2,688 sq. ft.

3 Bedrooms

2 Bathrooms

1-Car Attached Garage

40×60 cement-floor shop with north-facing overhang and door

20×30 utility building with two doors (one at each end) to store an air boat, which could be purchased from the seller

A former schoolhouse on the south side of the pond with its own electrical fuse box and many potential uses

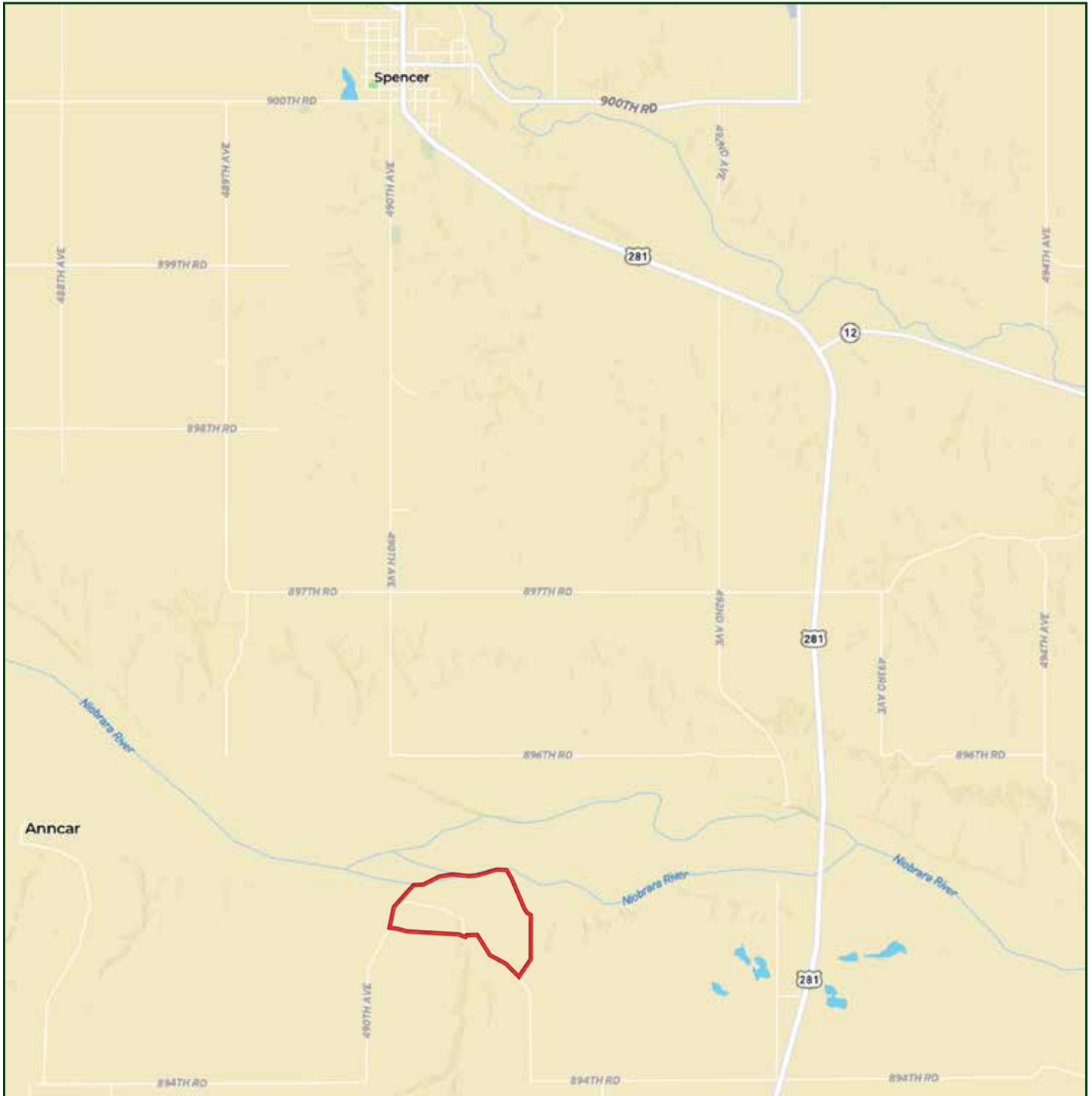
4 Redneck blinds strategically located around the property

Approximately 10 deer stands

Pond approximately 11 feet deep stocked with Largemouth Bass, Bluegill, Black and White Crappie, and Carp for weed management

Two chicken coops

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

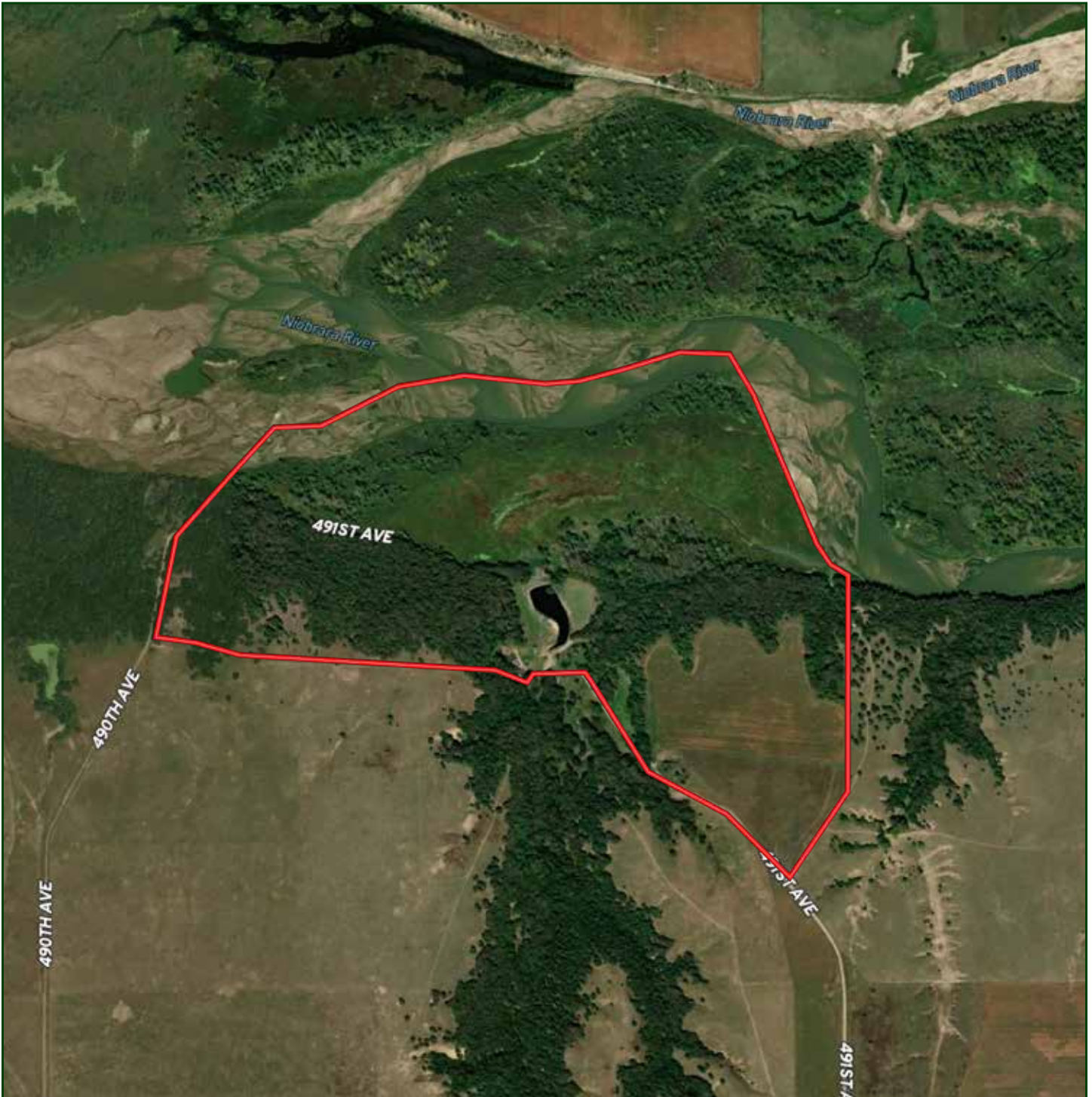
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# AERIAL MAP



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# PROPERTY IMAGES



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## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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