LASHLEY LAND AND RECREATIONAL BROKERS

DAWSON COUNTY RETREAT



A private and scenic retreat with 26± acres and a stocked lake.

JON FARLEY

Sales Associate

Cell Phone: 308-530-7854

Email: Jon@lashleyland.com

PROPERTY HIGHLIGHTS

List Price
$1,400,000

Location
44498 Drive 749, Overton, NE 68863

Legal Description

Parcel # 240202260: 681900000038 A 10.51A TRACT (10.51) (06-08-19) Parcel # 240226773: 681900000038 TRACT IN GOVT. LOT 9 EXC 10.51 A TRACT (14.54A) (06-08-19) OVERTON, DAWSON COUNTY, NE.

Acres
26±

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
$2,744.22

Property Summary

Dawson County Retreat is a special and beautiful property. It is located south of Interstate 80 in a private setting with the home overlooking a 15 acre stocked lake. The crystal clear lake is over 30 ft. deep, according to the seller, and provides excellent water quality to grow big fish. Along the entrance coming into the property is a natural creek that dumps into a channel of the Platte River. This property does have access to a small portion of the Platte River giving a perfect habitat to harvest a sneaky Whitetail, a strutting Turkey or Ducks looking to land in a secluded slough. The property is very well maintained and the pride of ownership is evident.

The white century barn has been completely restored and is ready for the next family to enjoy. This would make a great horse barn with dirt floor and stalls. The west end of the barn has a cement floor and garage door with a power opener. Check this property out soon so you can enjoy an amazing family property with year-round recreational fun!

Agent Note: This property has the potential to hold many waterfowl on the lake and river corridor as they migrate north and south in the Fall and Winter.

Square Footage: 2,576
Bedrooms: 4
Bathrooms: 2
Home was built: 1996
New Pella Windows: Throughout the home, Fall 2026
New Roof: On Home and Barn, Fall 2026
Stocked Pond: With Largemouth Bass, Bluegill, Perch

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.

JON FARLEY
Sales Associate
Cell Phone: 308-530-7854
Email: jon@lashleyland.com

SURVEY

SURVEYOR'S CERTIFICATE

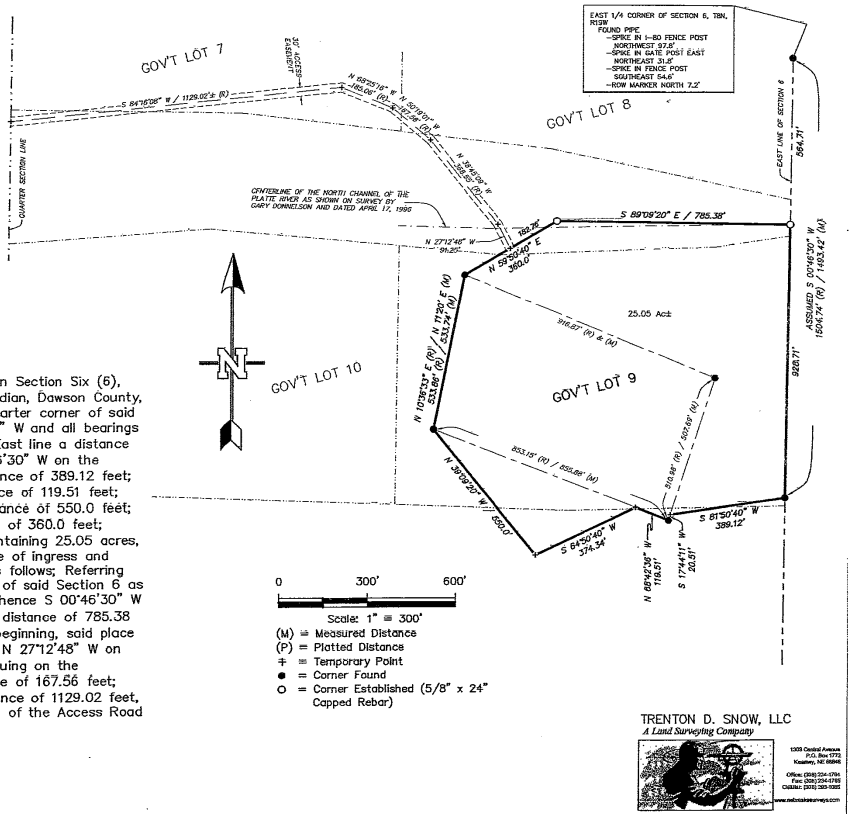
I, Trenton D. Snow, a Professional Land Surveyor licensed in the State of Nebraska, hereby certify that on March 7, 2012, I surveyed the above platted and described tract of land using known and recorded monuments. All information shown hereon is true and correct to the best of my knowledge and belief.

(S E A L)

NEBRASKA REGISTERED LS-626 LAND SURVEYOR TRENTON D. SNOW

Trenton D. Snow
Nebr. Reg. L.S. No. 626

Survey Record Repository
RECEIVED
5pp
APR 2 2012
Dawson
1064-047



LEGAL DESCRIPTION

A tract of land being part of Government Lot Nine (9) and accretion thereto in Section Six (6), Township Eight (8) North, Range Nineteen (19) West of the Sixth Principal Meridian, Dawson County, Nebraska, more particularly described as follows: Referring to the East One-quarter corner of said Section 6 and assuming the East line of said Section 6 as bearing S 00°46'30" W and all bearings contained herein are relative thereto; thence S 00°46'30" W on the aforesaid East line a distance of 564.71 feet to the ACTUAL PLACE OF BEGINNING; thence continuing S 00°46'30" W on the aforedescribed course a distance of 928.71 feet; thence S 81°50'40" W a distance of 389.12 feet; thence S 17°41'11" W a distance of 20.51 feet; thence N 68°42'36" W a distance of 119.51 feet; thence S 64°50'40" W a distance of 374.34 feet; thence N 39°09'20" W a distance of 550.0 feet; thence N 11°20' E a distance of 533.74 feet; thence N 59°50'40" E a distance of 360.0 feet; thence S 89°09'20" E a distance of 785.38 feet to the place of beginning. Containing 25.05 acres, more or less. TOGETHER WITH a 30 foot wide access easement for the purpose of ingress and egress to the above described tract of land and more particularly described as follows; Referring to the East One-quarter corner of said Section 6 and assuming the East line of said Section 6 as bearing S 00°46'30" W and all bearings contained herein are relative thereto; thence S 00°46'30" W on the aforesaid East line a distance of 564.71 feet; thence N 89°09'20" W a distance of 785.38 feet; thence S 59°50'40" W a distance of 182.76 feet to the actual place of beginning, said place of beginning being on the centerline of said 30 feet access easement; thence N 27°12'48" W on the aforesaid centerline a distance of 91.25 feet; thence N 38°45'09" W continuing on the aforesaid centerline a distance of 368.55 feet; thence N 50°19'01" W a distance of 167.56 feet; thence N 68°25'16" W a distance of 185.06 feet; thence S 84°16'08" W a distance of 1129.02 feet, more or less, to a point on the North-South Quarter Section line and the end of the Access Road along the south side of Interstate 80.

TRENTON D. SNOW, LLC
A Land Surveying Company

1309 Central Avenue
P.O. Box 1772
Kearney, NE 68848
Office: (308) 234-5796
Fax: (308) 234-5785
Cell/Alt: (308) 380-5285
www.nebraskasurveys.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

JON FARLEY
Sales Associate
Cell Phone: 308-530-7854
Email: jon@lashleyland.com

AERIAL MAP



Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES

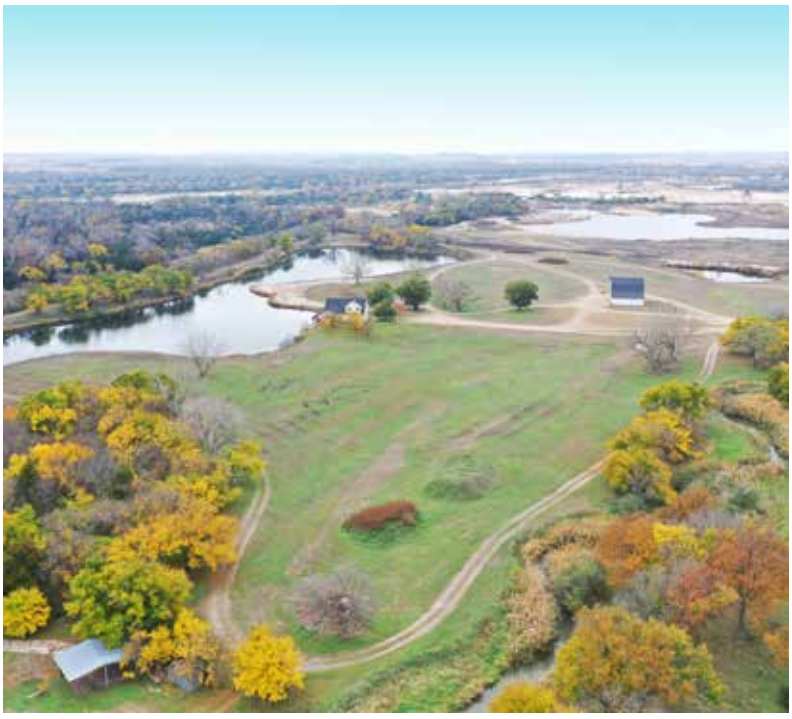












JON FARLEY
Sales Associate
Cell Phone: 308-530-7854
Email: jon@lashleyland.com

PROPERTY IMAGES

















LASHLEY LAND AND RECREATIONAL BROKERS

NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300
Fax: 308-532-1854
Email: info@lashleyland.com
Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, Tom Moss, Carissa Guy, and Jake Sowders

Like us on Facebook
Facebook.com/LashleyLand

2218 E. Walker Road • North Platte, NE 69101

JON FARLEY

Sales Associate
Cell Phone: 308-530-7854
Email: Jon@lashleyland.com