



BRADY-MOOREFIELD ROAD CANYON PASTURE



Quality canyon rangeland for grazing and recreation.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price **\$650,000**

Location

7.5 miles Southwest of Brady, NE or 1 mile South of Jeffrey Reservoir

Legal Description

S1/2NW1/4, SW1/4 & W1/2SE1/4 Section 20- Township 11- Range 27 W of the 6th P.M. Lincoln County, Nebraska

Acres

350.01± range and site

7.14± roads

357.15± tax assessed acres

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 **\$3,592.40**

Property Summary

Brady-Moorefield Road Canyon Pasture | Lincoln County, Nebraska

Approx. 380 Acres | Canyon Rangeland | Recreation | Paved Road Access

The Brady-Moorefield Road Pasture is located near Jeffrey Reservoir, south of Brady, Nebraska. The property carries 357.15 tax assessed acres, and with a recent survey and new boundary, it now totals closer to 380 acres. It offers a mix of grazing income, hunting, and recreation in one of the most scenic areas of Lincoln County.

The land is made up of quality canyon rangeland that provides good grazing for cattle. Those same canyons hold deer and turkey, and elk have been seen in the area. The bottom ground along the road has quality soils that would suit a small hobby farm operation, giving a buyer more than one way to put the land to work.

Access is a strong point here. Brady-Moorefield Road is a well-maintained paved road that bisects the property and provides a quick drive back to I-80. Good power access is available, and North Platte is about 30 minutes away for all services.

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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The historic cottonwood fire moved across the property this spring and helped reduce some of the cedar encroachment. The new owner will also have the opportunity to take over the FSA fencing contract at closing, with funding available for new fence on the property.

Recreation goes beyond hunting. Jeffrey Lake is close by for fishing and boating, and the Potter's Pasture trails are just a mile to the south, offering mountain biking and hiking.

Elk Zone 5 Landowner Permit Eligibility

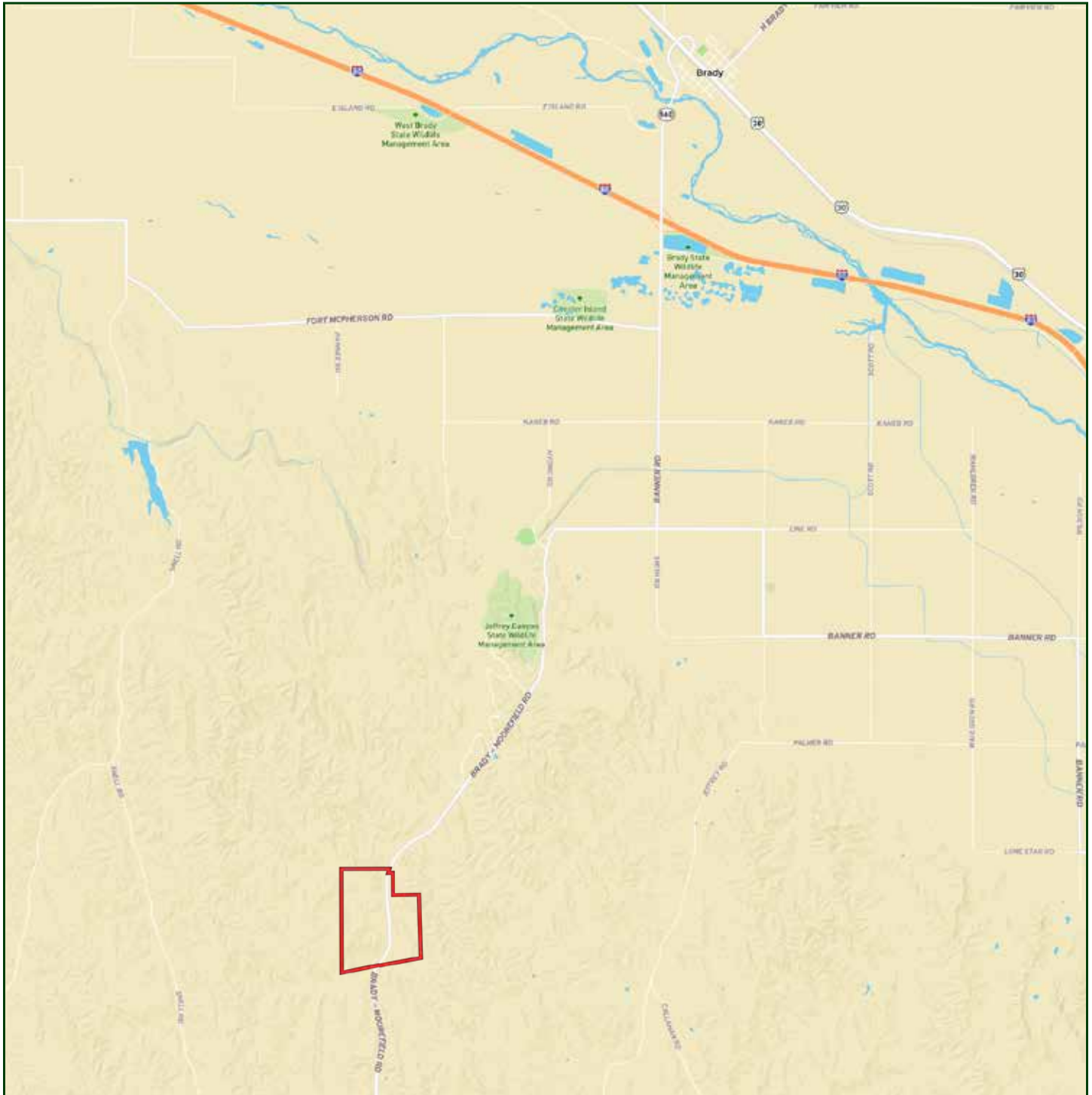
The property is located in Elk Zone 5 and qualifies toward a landowner elk permit. A Nebraska resident must own a minimum of 320 acres in Elk Zone 5 to be eligible to apply for a landowner elk permit. A non-resident landowner must own a minimum of 1,280 acres to be eligible.

Property Highlights

- Approx. 380 surveyed acres (357.15 tax assessed acres)
- Quality canyon rangeland for cattle grazing
- Deer, turkey, and possible elk hunting
- Elk Zone 5, qualifies toward a landowner elk permit
- Paved road access with quick access to I-80
- Good power access
- Productive bottom ground suited to a hobby farm
- FSA fencing contract transfers at closing with funding for new fence
- Near Jeffrey Lake and the Potter's Pasture trails
- About 30 minutes from North Platte

For more information or to schedule a showing, contact Jordan Maassen with Lashley Land and Recreational Brokers at LashleyLand.com.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

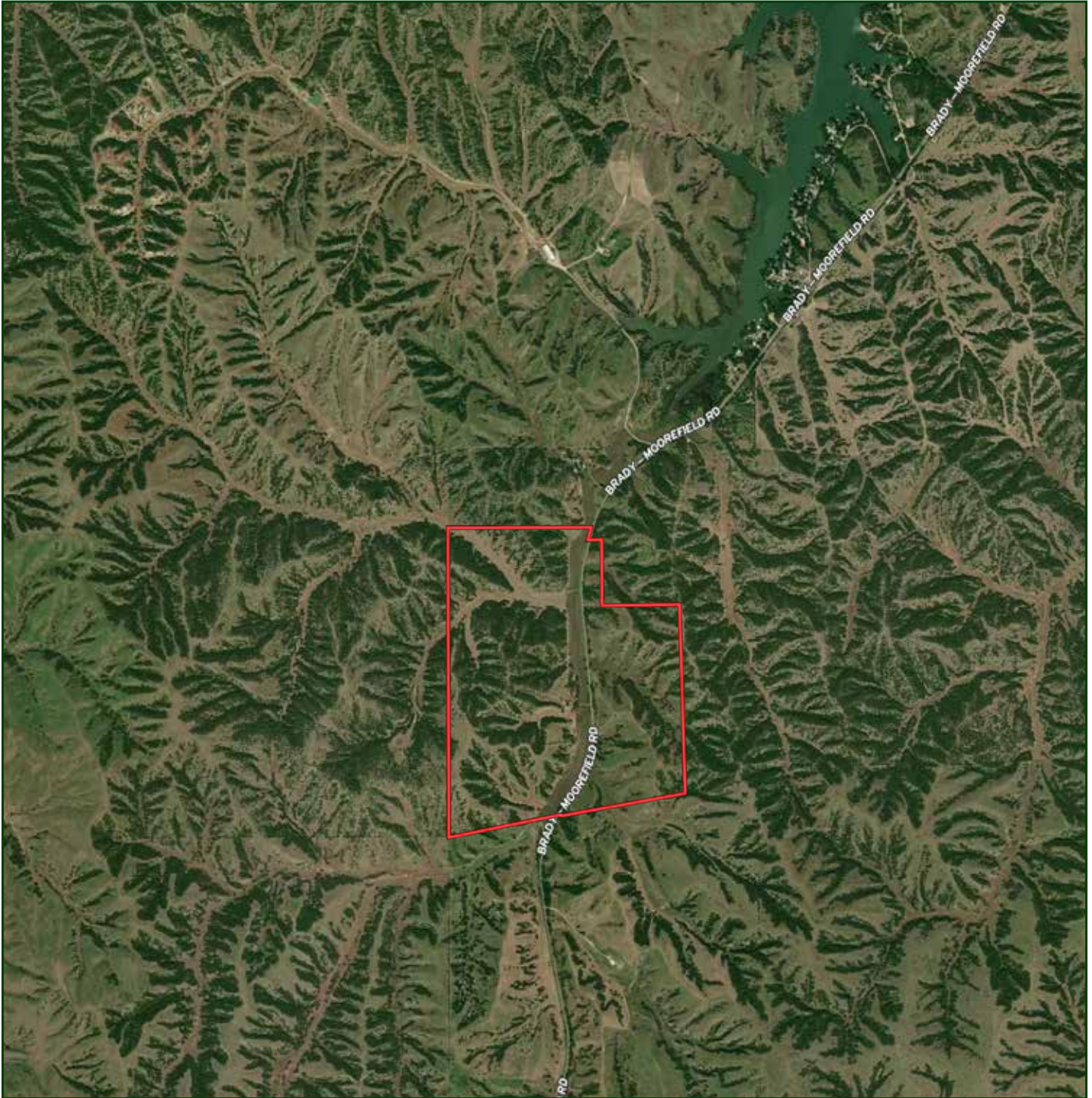
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AERIAL MAP



Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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