



YELLOWTHROAT HAVEN



39± secluded acres bordering Yellowthroat WMA.

APRIL GOOD

Associate Broker

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PROPERTY HIGHLIGHTS

List Price	\$195,000
Location	South of Ainsworth, NE
Legal Description	35 28 22 NENE Total 39.98 Acres

Acres 39.98±

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 **\$210.92**

Property Summary

Here is a rare opportunity to purchase 39.98+/- acres of seclusion and peacefulness with an immaculate 2018 Forest River Impression fifth wheel camper sitting on a concrete pad with a well and storage shed. Located less than 15 miles South of Ainsworth, this is the perfect place to fish, watch wildlife roam through, relax and take in breathtaking sunsets. The property borders the Yellowthroat Wildlife Management Area with cattail marsh, waterfowl, deer, dove, grouse, pheasant and snipe. The lake is known to have bluegill, crappie, largemouth bass and yellow perch.

The spacious triple-slide fifth wheel offers an open and comfortable living area with large windows providing natural light and beautiful views. The kitchen has an island, convertible dinette for extra sleeping space, a refrigerator/freezer, microwave, oven, and cooktop. The living room couch sleeps two and the private bedroom has a king-sized bed, storage, and television. The bathroom includes a shower, vanity and additional storage.

The perimeter is fenced and there are several places in the area that offer tubing, kayaking, canoeing and golf. Whether you are looking for a weekend getaway or extended stay, Yellowthroat Haven offers privacy and endless recreational opportunities close by.

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.

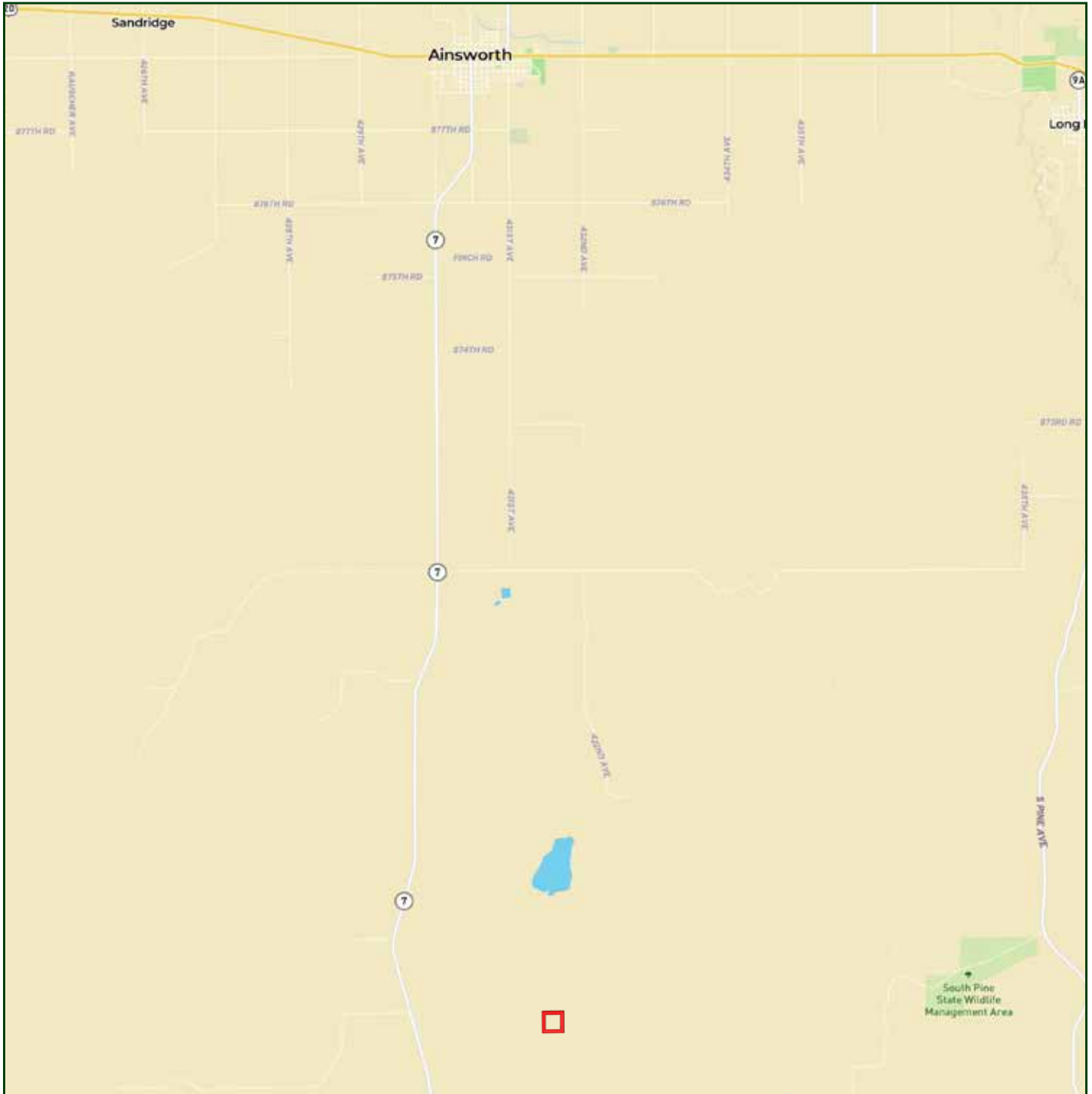
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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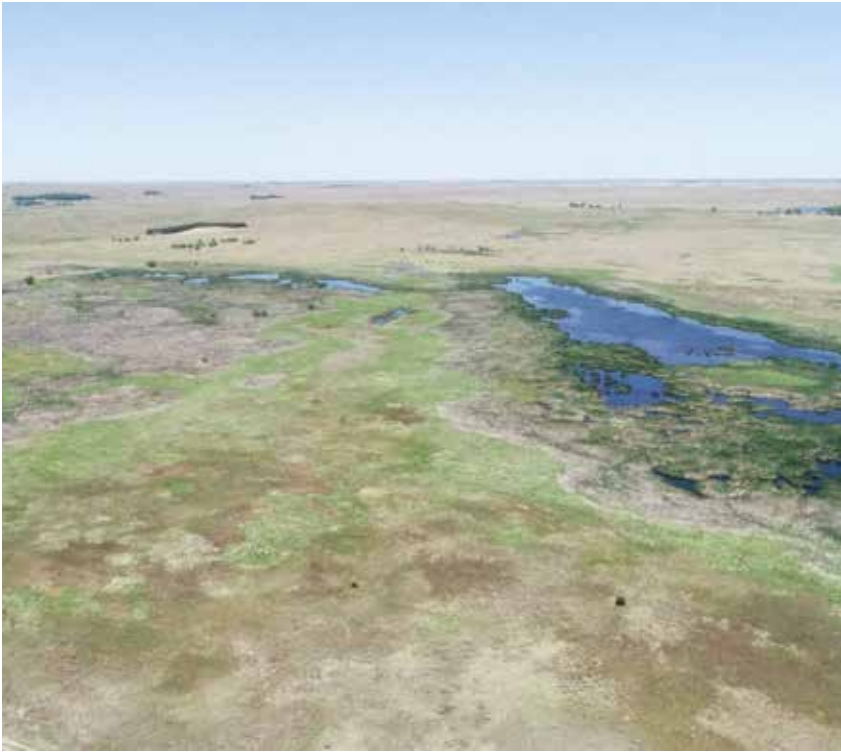
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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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