

LAND FOR SALE



Moran Canyon Range

310± ACRES | LINCOLN COUNTY, NEBRASKA

Canyonland range offering a rare combination of recreation, wildlife habitat, and scenic western Nebraska landscape. Located on Moran Road, approximately 10 miles southeast between North Platte and Maxwell.

View Full
Brochure & Listing



LISTING AGENT:

BRUCE DODSON, AFM

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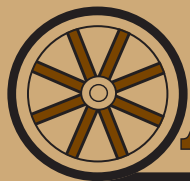
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Mike Wilken, Kent Richter*



Bruce Dodson, AFM

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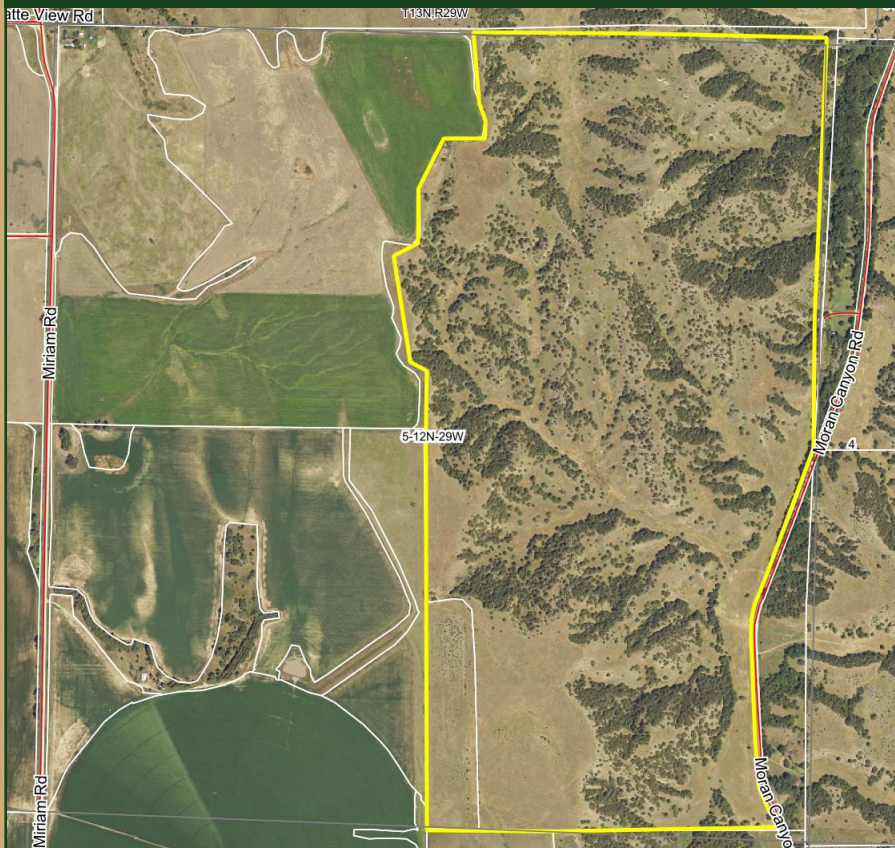
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Location Map



AERIAL MAP



Location & Access

From North Platte: Head east on East State Farm Road for 8¾ miles, then turn south onto Moran Road and continue for 1¼ miles to the property entrance, located on the west side of the roadway.





Property Details

LEGAL DESCRIPTION:

Pt. E½ Section 5, Township 12 North, Range 29 West of the 6th P.M. in Lincoln County, Nebraska.

** To be surveyed upon purchase.*

ACRES & TAXES:

310 ± estimated acres, *to be surveyed*

Approximate Real Estate Taxes: \$2,458

** Individual parcel acres and taxes to be determined by survey, if sold separately from Miriam Road Cropland.*

NRD:

Twin Platte Natural Resources District

LAND USE:

308 acres Grass

2 acres Roads

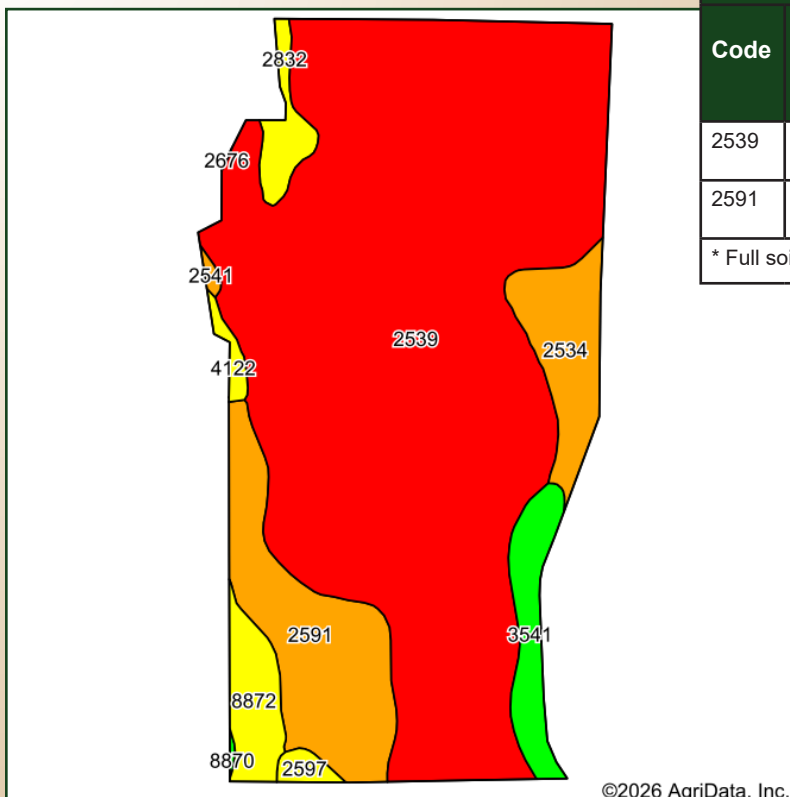
EQUIPMENT:

Two windmills with older tanks, not in use. One submersible pump and tank with easy access off county road.

PRICE:

\$700,700

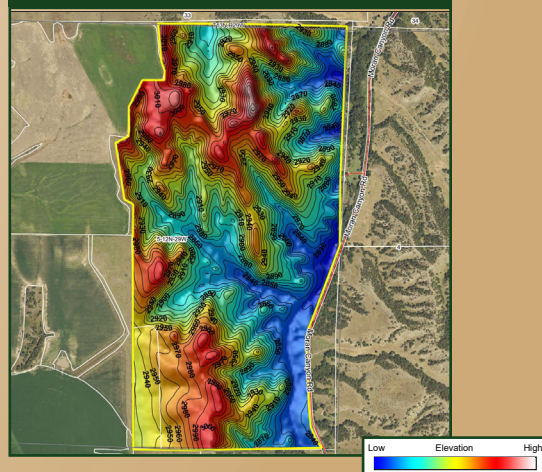
This property may be purchased with adjoining property - Miriam Road Cropland. Ask listing agent for details.



SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*	Range Prod. (lbs/ac./yr)
2539	Coly-Hobby sil loams, 3 to 60 percent slopes	231.35	74.9%		VIIe	2906
2591	Hersh & Anselmo soils, 11 to 30 percent slopes	32.31	10.5%		VIe	2695
* Full soils map available on the online listing or ask the listing agent.						

TOPOGRAPHY MAP



Canyonland Range + Recreation

Strong terrain provides excellent wildlife habitat, enhancing recreational use, featuring expansive scenic views of Sioux Lookout and the Platte River Valley.



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Helping Clients Achieve Their Real Estate Goals

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