Tract #1: 80 Acres+/- Exceptional Farm, Pasture & Recreational Property - Boyd Co., Nebraska
509th Ave & 900th Road
Lynch, NE 68746

$400,000
80± Acres
Boyd County







SUMMARY

Address
509th Ave & 900th Road

City, State Zip
Lynch, NE 68746

County
Boyd County

Type
Hunting Land, Recreational Land, Farms, Ranches

Latitude / Longitude
42.866181 / -98.340084

Acreage
80

Price
$400,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

845.20 Acres Boyd County, Nebraska

Exceptional Farm, Pasture, and Recreational Property

Contact Ryan Vesely, Land Agent: 402-358-0030

Address; Rural Boyd County

Directions: From Monowi, Take 509th Ave. North approximately 3 miles to the property.

Legal Description: Section 1: Lots 1, 2, 3, and 4: S1/2N1/2; N1/2S1/2; and S1/2SE1/4

Section 2: S1/2NE1/4; N1/2SE14; SE1/4NW1/4; and E1/2SW1/4 Township 33 NR 9 West of the 6th P.M. Boyd, Co. Ne.

Asking Price: $3,759,250.00

2025 Real Estate Taxes: $10,246.24 ($12.12 per acre)

Property Overview

Welcome to an extraordinary 845.2-acre property that seamlessly combines farmland, pastureland, and exceptional recreational opportunities, all while offering breathtaking views of the Missouri River. This remarkable estate features rural water access for each parcel income-producing farmland, and strategically placed hunting blinds throughout the property.

Copies of the FSA information are available upon request.

Tract 1: Northwest 80 Acres
Tax Parcel: 20000280

2025 Taxes: $1,122.10

Listing Price: $400,000.

- **Cropland:** Approximately 66 acres of productive cropland featuring alfalfa and CRP.

- **Grassland:** About 14 acres of grassland interspersed with hardwood and cedar trees.

- **Access:** Good road access and rural water supply.

Tract 2: Southwest 200 Acres
Tax Parcel: 200003000

2025 Taxes: $2,542.26

Listing Price: $873,350.

- **Cropland:** Approximately 106 acres of cropland, primarily alfalfa and CRP.

- **Grassland:** 94 acres of grassland, with a scenic draw located in the west part of the parcel featuring mature hardwood and cedar trees.

- **Access:**Good road access and rural water supply.

Tract 3: East 364.5 Acres
Tax Parcel: 200002600

2025 Taxes: $4,325.06

Listing Price: $1,585,900.

- **Cropland:** Around 165 acres of cropland, which includes both alfalfa and grass hay.

- **Pastureland:** Approximately 199 acres of pastureland with deep draws featuring hardwood and cedar trees.

- **Views:** Stunning views of the Missouri River.

- **Access:** Good road access and rural water supply.

Tract 4: East 200.7 Acres
Tax Parcel: 200002500

2025 Taxes: $2,556.82

Listing Price: $900,000.

- **Pastureland:** This parcel consists of rich pastureland with deep draws featuring hardwood and cedar trees.

- **Access:** Road access and rural water supply, along with magnificent views of the Missouri River.

Investment and Recreational Opportunities

This exceptional Boyd County property presents a unique blend of productive farmland, quality pasture, and prime recreational habitat, making it an ideal investment opportunity. Key features include:

- **Hay and Row Crop Production:** The property is well-suited for hay and row crop production, providing a reliable source of income.

- **Cow/Calf Operation:** Perfect for establishing a cow/calf operation with ample pastureland.

- **Excellent Hunting Opportunities:** The diverse habitat supports abundant wildlife, making it a haven for hunting enthusiasts.

- **Prime Location:** Located just north of the famous Monowi Tavern and only a few miles from the Lazy River boat ramp, this property offers easy access to recreational activities.

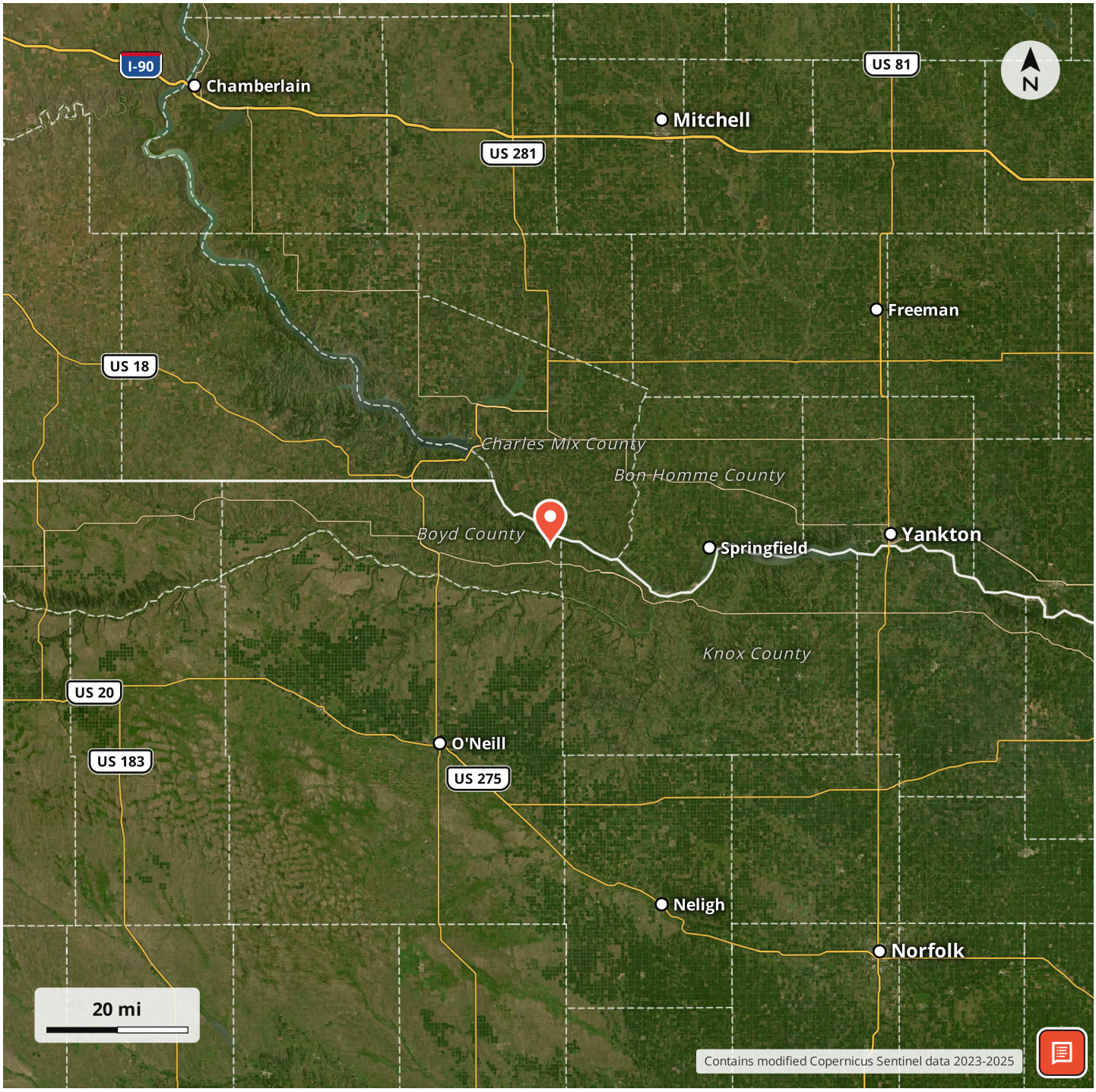
Don't miss this rare opportunity to own a piece of paradise that combines agricultural productivity with remarkable recreational potential and stunning natural beauty.



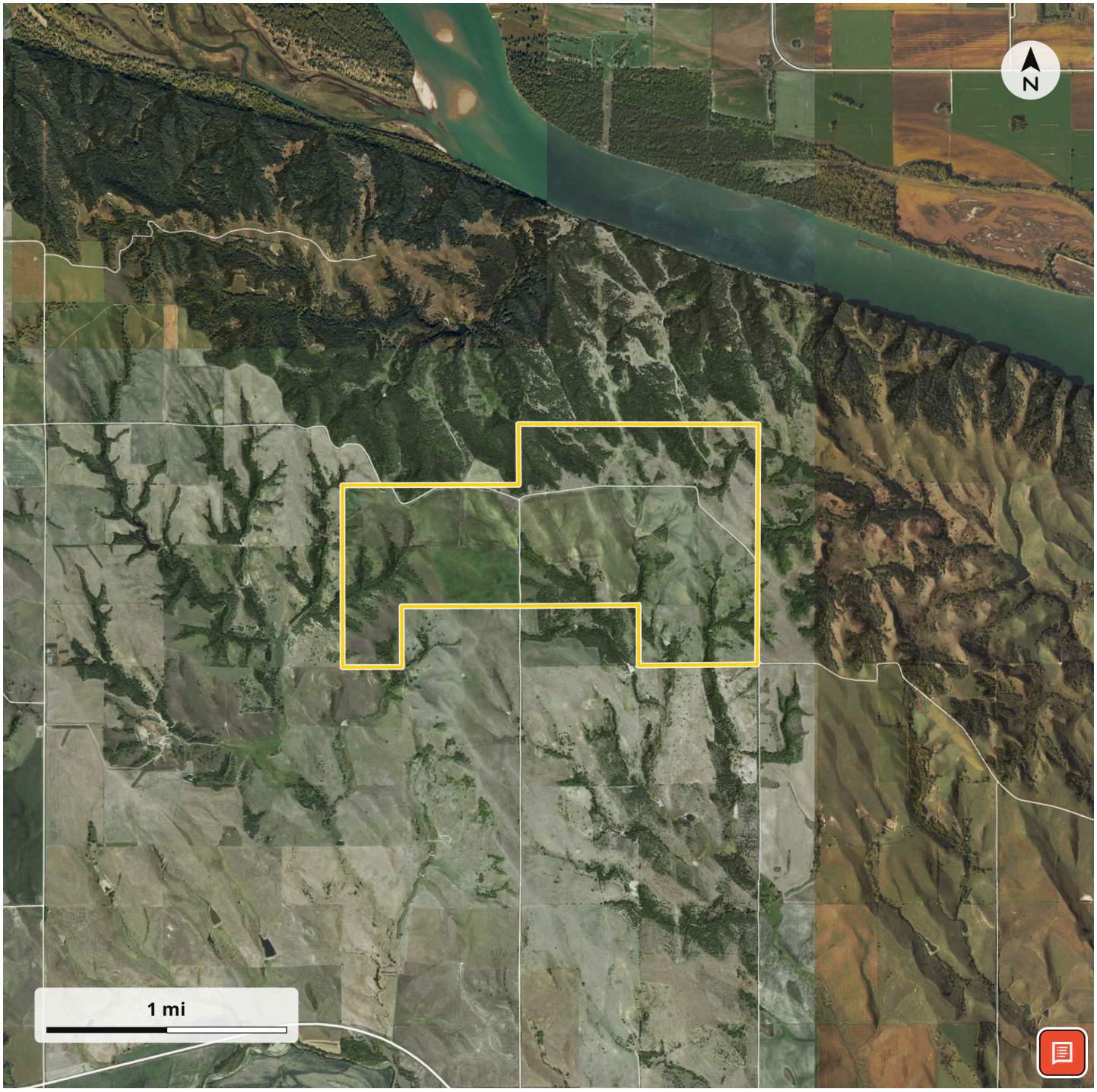




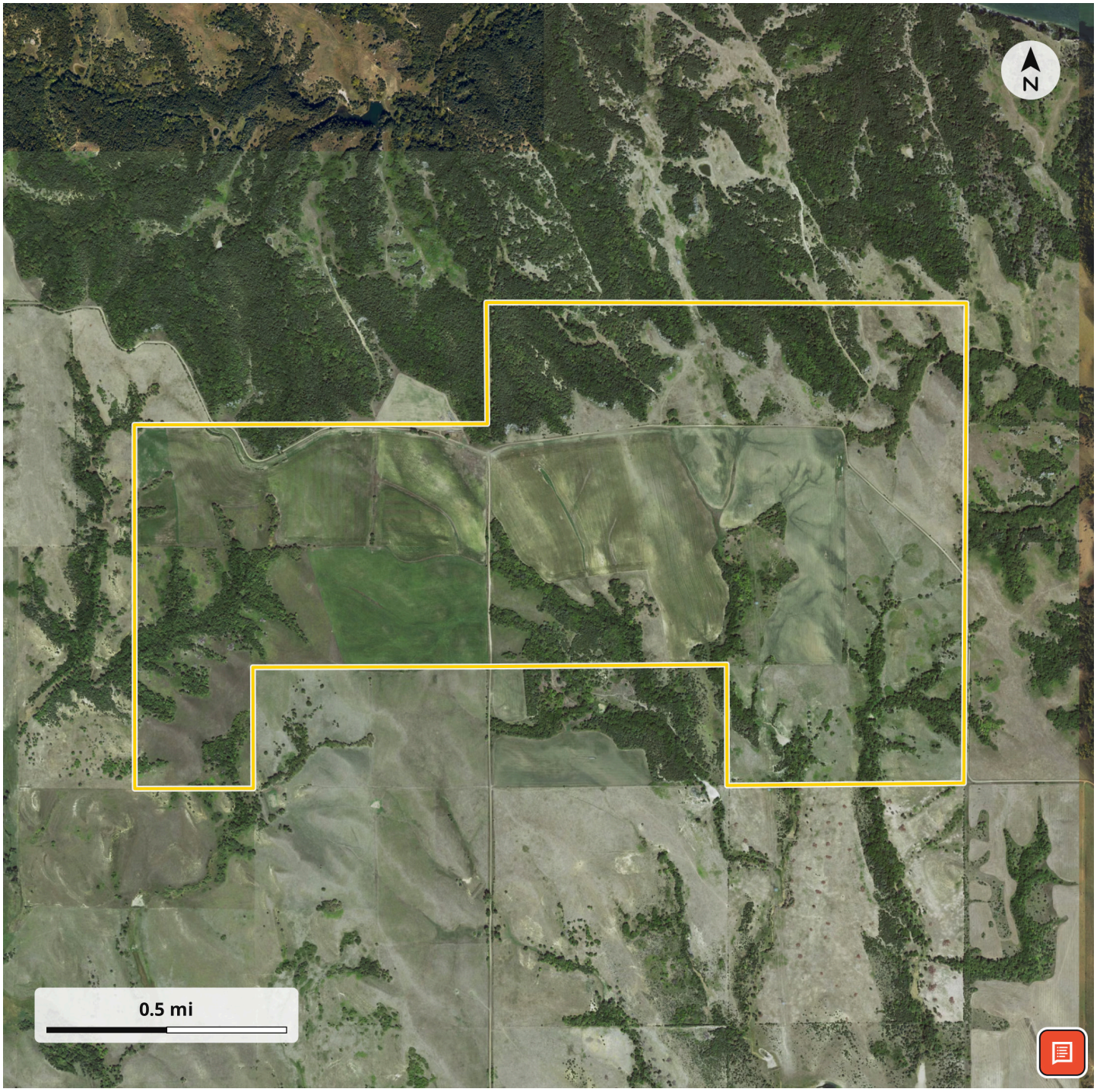

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:

Representative
Ryan Vesely

Mobile
(402) 358-0030

Email
rvesely@mossyoakproperties.com

Address
722 Main Street

City / State / Zip
Creighton, NE 68729

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Homestead Land & Auction Co, Inc
722 Main Street
Creighton, NE 68729
(402) 358-5100
https://mossyoakproperties.com/