Tract #2: 200 Acres +/- Exceptional Farm, Pasture & Recreational Property - Boyd Co., Nebraska
509th Ave & 900th Road
Lynch, NE 68746

$873,350
200± 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
42.861439 / -98.336445

Acreage
200

Price
$873,350

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.

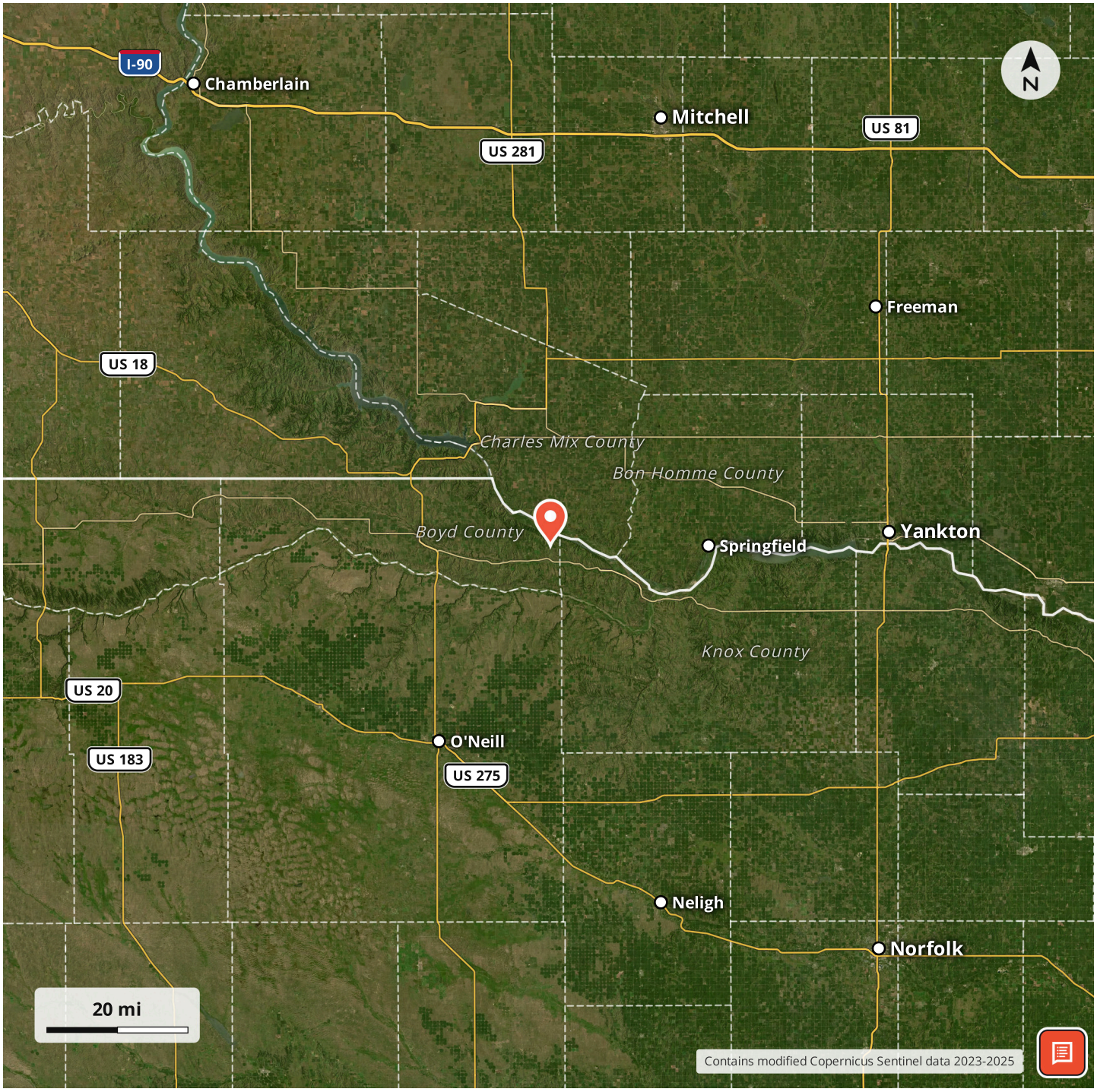
Don't miss this rare opportunity to own a piece of paradise that combines agricultural productivity with remarkable recreational potential and stunning natural beauty.



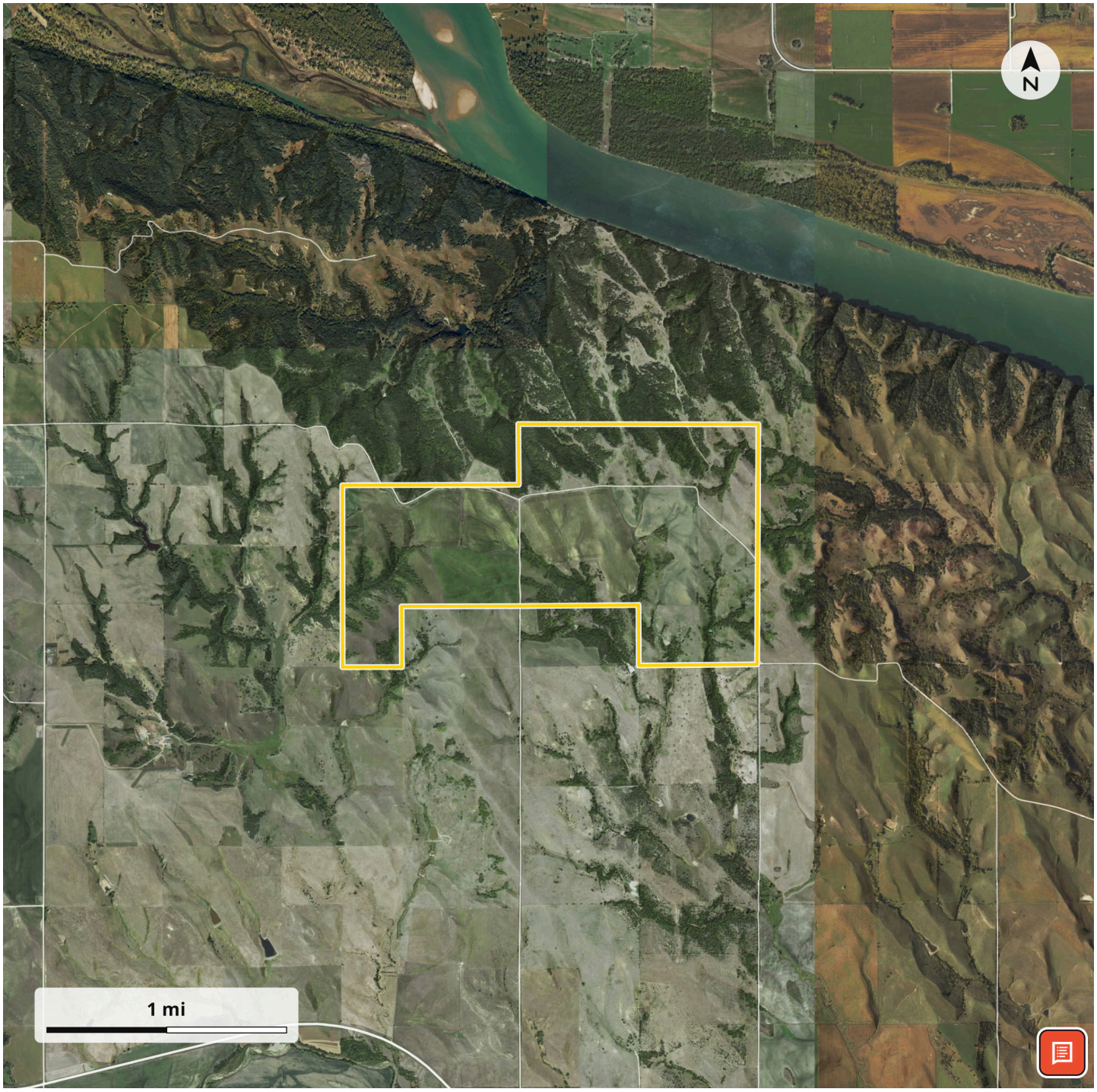




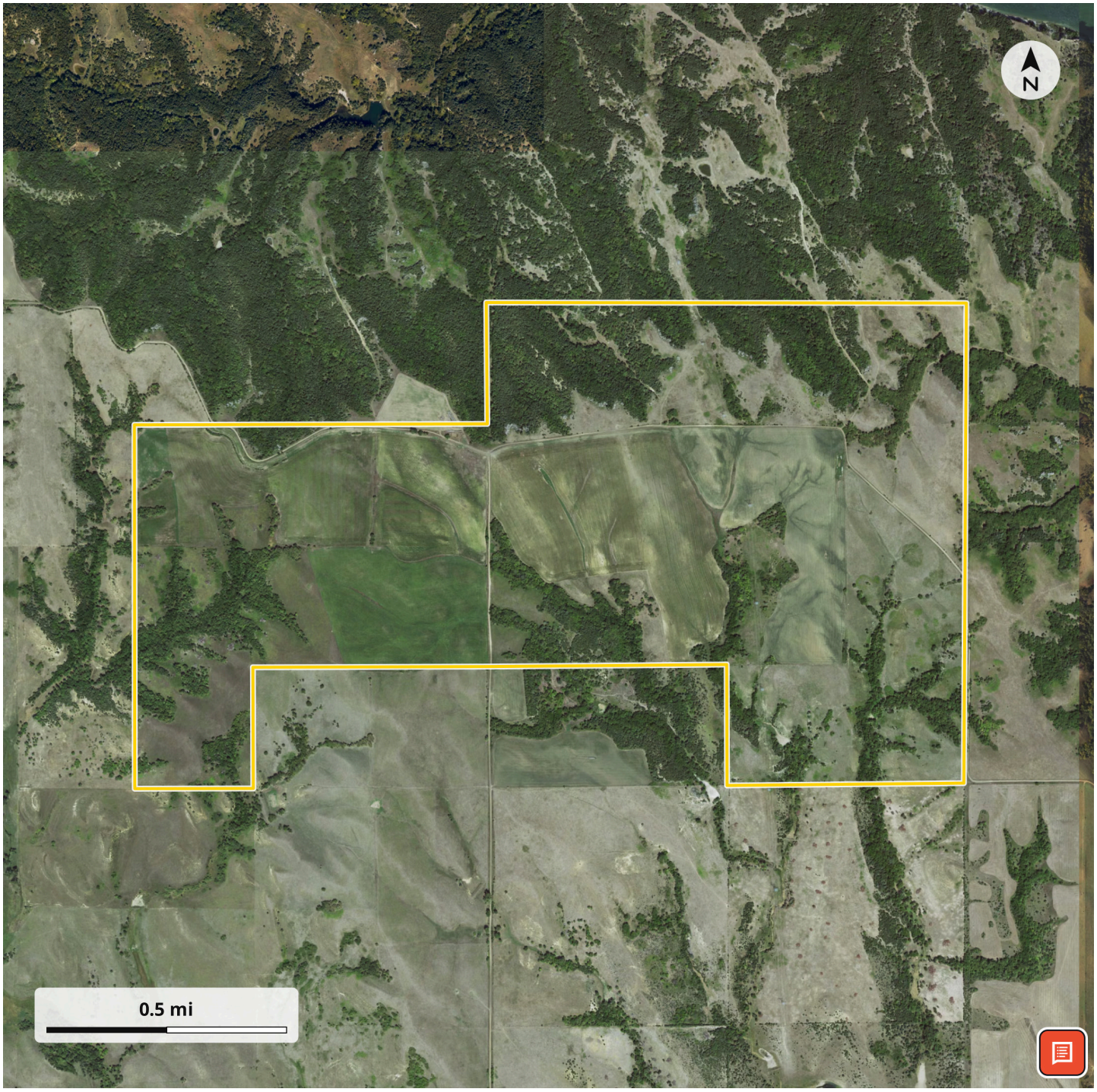

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:

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City / State / Zip
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