

**199 Acres +/- Boyd County - Nebraska Premier Hunting,
Fishing & Recreational Property**
Rural 508th Ave & 897th Rd
Lynch, NE 68746

\$796,000

**199± Acres
Boyd County**



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Lynch, NE / Boyd County

SUMMARY

Address

Rural 508th Ave & 897th Rd

City, State Zip

Lynch, NE 68746

County

Boyd County

Type

Hunting Land, Farms, Recreational Land

Latitude / Longitude

42.827273 / -98.350254

Taxes (Annually)

\$2,393.56

Acreage

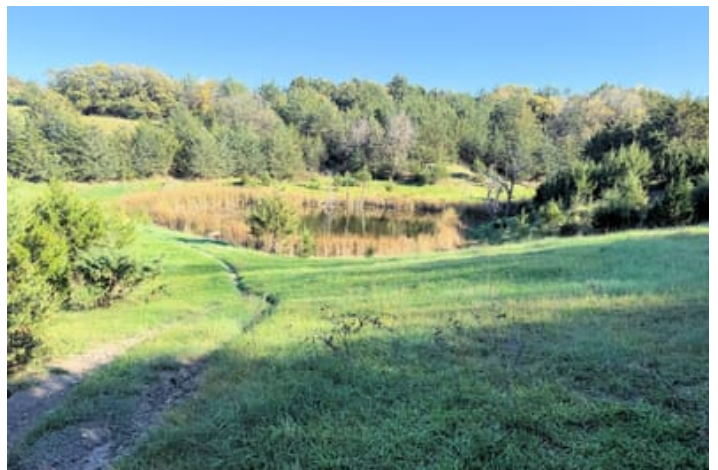
199

Price

\$796,000

Property Website

www.mossyoakproperties.com



199 Acres +/- Boyd County - Nebraska Premier Hunting, Fishing & Recreational Property
Lynch, NE / Boyd County

PROPERTY DESCRIPTION

199 Acres, More or Less
Boyd County, Nebraska

Premier Hunting, Fishing & Recreational Property with Income-Producing Cropland, Pasture & Live Water

Contact Dan Rohrer, Broker [402-841-1360](tel:402-841-1360)

An exceptional opportunity to own a highly diversified recreational and agricultural property in the scenic Ponca Creek Valley of Boyd County, Nebraska!

This outstanding 199-acre property offers a rare combination of **premier whitetail deer and turkey hunting, exceptional fishing, productive cropland, quality pasture, live water, and excellent potential building sites**. Located just one mile from the unique Village of Monowi, Nebraska (Population 1), and only minutes from the Niobrara and Missouri Rivers, this property offers the perfect balance of recreational enjoyment, agricultural income, and long-term investment potential.

The property consists of approximately **39 acres of cropland currently planted to alfalfa**, with the remaining **160 acres comprising a scenic mixture of upland pasture, rolling hills, mature hardwood timber, and wildlife habitat**. The cropland may offer potential for organic certification, subject to applicable requirements. The pasture is currently utilized for grazing approximately 20 cow/calf pairs during a five-month grazing season, providing an additional agricultural income opportunity.

Exceptional Hunting & Wildlife Habitat

This property offers outstanding hunting opportunities in an area of Northeast Nebraska well known for its abundant whitetail deer and wild turkey populations.

The diverse landscape features mature hardwood timber, natural travel corridors, secluded draws, open grassland, and strategically positioned cropland that combine to create exceptional wildlife habitat.

One of the property's most desirable hunting features is the **long, narrow cropland field extending along the ridge through the center of the farm**. This unique configuration creates a natural food plot surrounded by timber and grassland, providing excellent opportunities to attract and hold wildlife. The field boundaries and surrounding timber offer numerous strategic locations for elevated tower blinds, ground blinds, and other hunting setups.

The property's combination of food sources, protective cover, mature timber, and dependable water creates an ideal environment for whitetail deer and wild turkeys.

Spring-Fed Ponds, Fishing & Live Water

Water is one of the most exceptional features of this property!

The farm boasts **two spring-fed ponds along with access to Ponca Creek**, providing year-round recreational enjoyment and valuable water resources for wildlife and livestock.

The western pond is particularly impressive, featuring a continuous flow of fresh spring water that provides an excellent environment for **largemouth bass and trophy-sized crappie**. Whether enjoying an afternoon of fishing, watching wildlife along the shoreline, or simply taking in the peaceful surroundings, these water features add tremendous recreational appeal.

The spring-fed ponds, creek access, and surrounding mature hardwoods create a beautiful natural setting that is increasingly difficult to find in a single property.

Productive Cropland & Quality Pasture

In addition to its exceptional recreational attributes, this property offers meaningful agricultural utility and income potential.

- **Approximately 39 acres of cropland** currently in alfalfa production, with potential eligibility for organic certification.
- **Approximately 160 acres of pasture, timber, and recreational land**, providing a combination of livestock grazing and wildlife habitat.
- **Current grazing capacity of approximately 20 cow/calf pairs** for a five-month grazing season, based on the seller's current operation.
- **Multiple natural water sources**, including two spring-fed ponds and access to Ponca Creek.

This combination allows an owner to enjoy the recreational benefits of the property while maintaining agricultural production and potential income.

Excellent Access & Building Site Potential

The property features **good county road access along both its north and east boundaries**, with electrical service and rural water available along the road.

Located just one mile from Nebraska State Highway 12, the farm offers convenient year-round accessibility while maintaining the privacy and seclusion desired in a premier recreational retreat.

Numerous scenic locations throughout the property offer excellent potential sites for a **hunting cabin, weekend getaway, country home, or recreational lodge**. The rolling terrain, mature trees, scenic views, and spring-fed water features provide an outstanding setting for future improvements, subject to applicable approvals and utility connections.

Outstanding Location

Situated in the scenic Ponca Creek Valley of Boyd County, the property is conveniently located near some of Northeast Nebraska's most recognized natural attractions and recreational destinations.

Properties offering this combination of productive agricultural land, exceptional hunting, quality fishing, spring-fed ponds, live water, mature timber, convenient road access, and available utilities are increasingly difficult to find.

Whether you are an avid outdoorsman searching for a premier hunting and fishing retreat, a cattle producer looking to expand grazing acreage, or an investor seeking a diversified property with agricultural income potential, this offering deserves serious consideration.

With its unique combination of natural beauty, recreational opportunities, agricultural productivity, and potential for future improvements, **this is truly a property that must be seen to be fully appreciated!**

Call today for complete details or to schedule a private showing!

PROPERTY DETAILS

Acreage: 199 Acres, More or Less

County: Boyd County, Nebraska

Land Use:

- Approximately 39 acres of cropland (currently alfalfa)
- Approximately 160 acres of pasture, timber, and recreational land

Water Features: Two spring-fed ponds and access to Ponca Creek

Utilities: Electrical service and rural water available at the road

Road Access: County road frontage along the north and east boundaries

Price: \$796,000 (\$4,000/acre)

2025 Real Estate Taxes: \$2,393.56 (\$12.03/acre)

Tax ID: 200012000

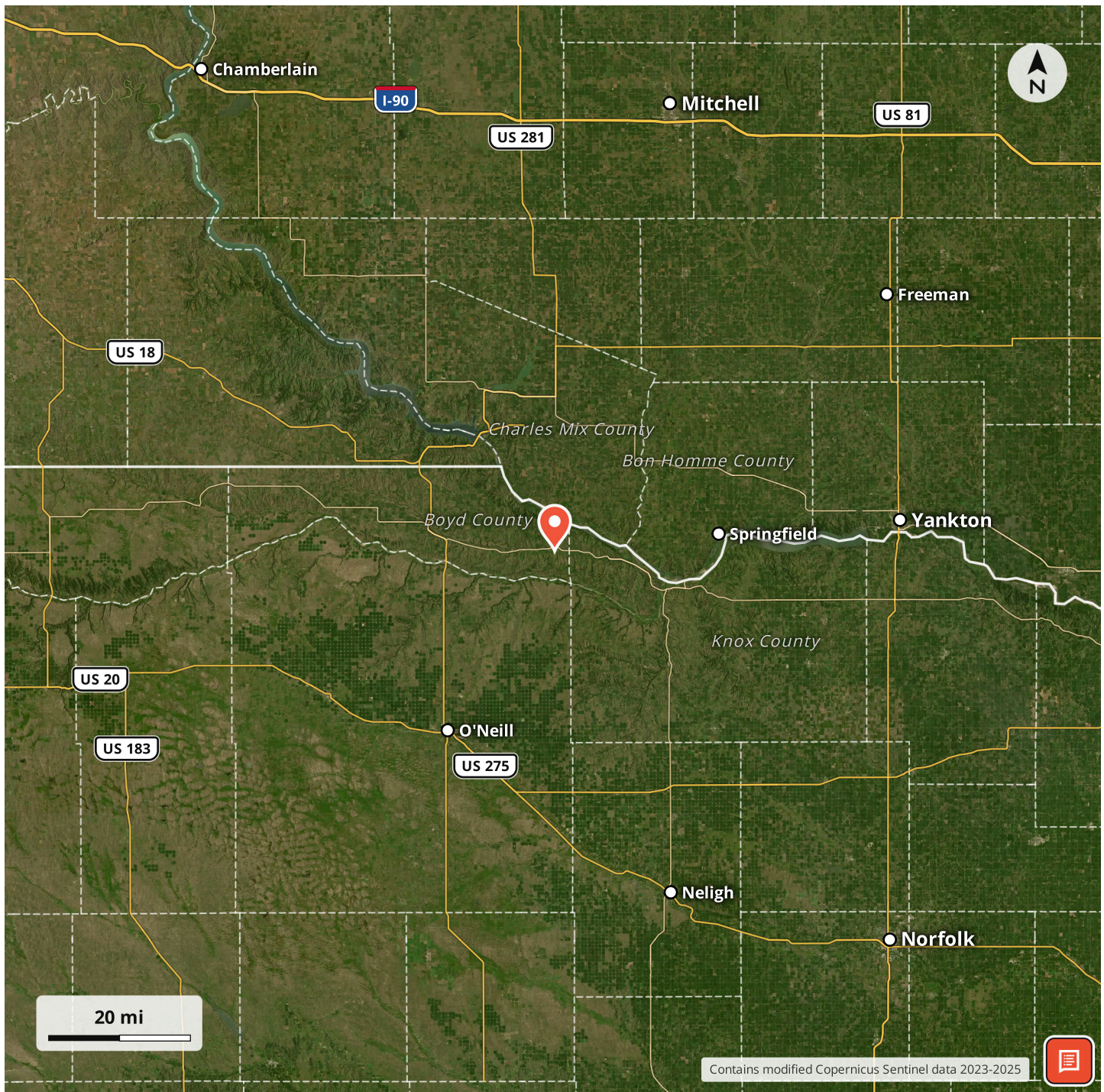
Legal Description: Lot 1 and the NE 1/4 of Section 22, Township 33 North, Range 9 West of the 6th P.M., Boyd County, Nebraska.

Directions: From Monowi, Nebraska, turn south off Highway 12 onto 509 Avenue. Take an immediate right onto 897 Road and travel west approximately one mile to the northeast corner of the property, located at the intersection of 508 Avenue and 897 Road.

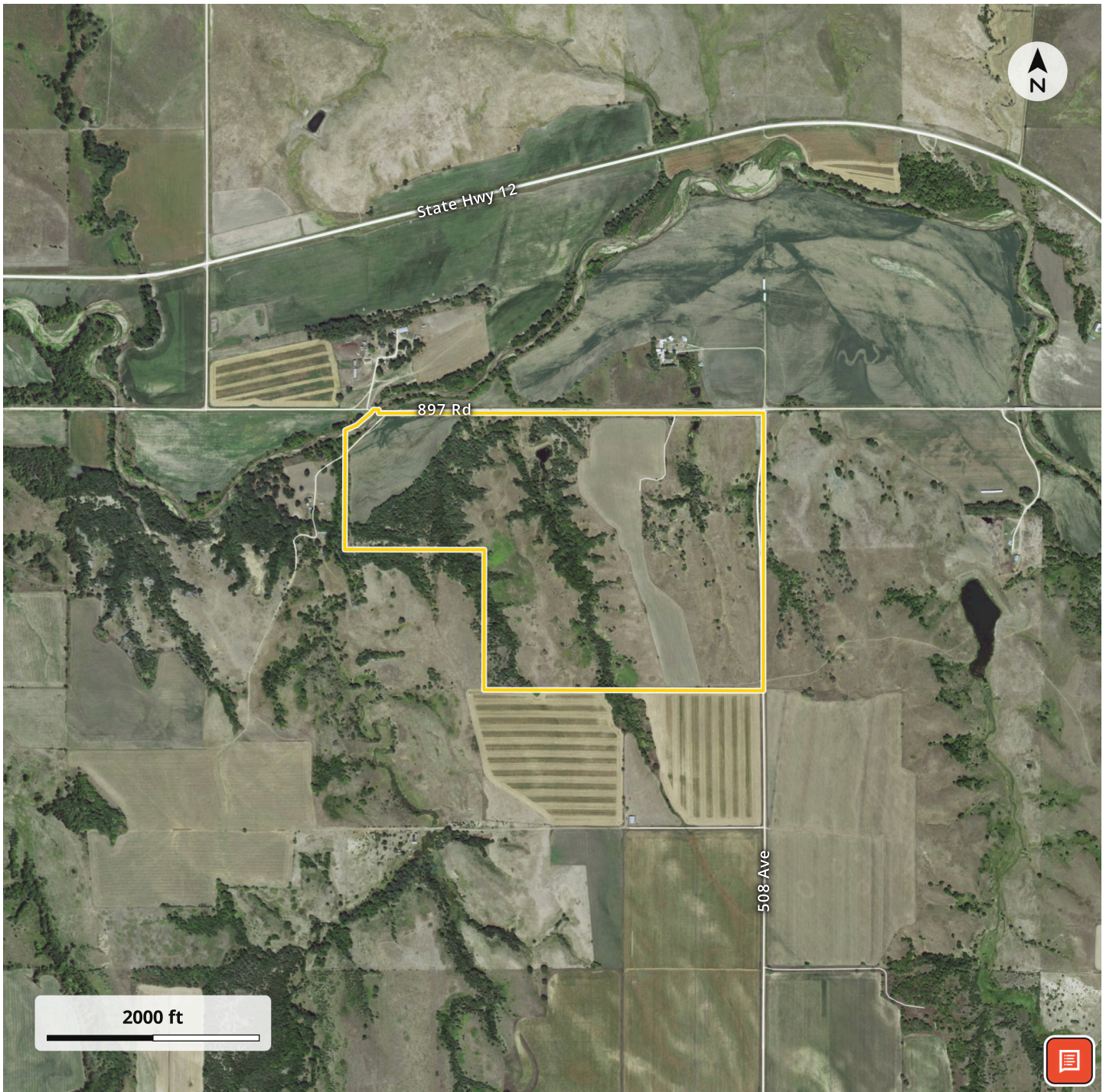
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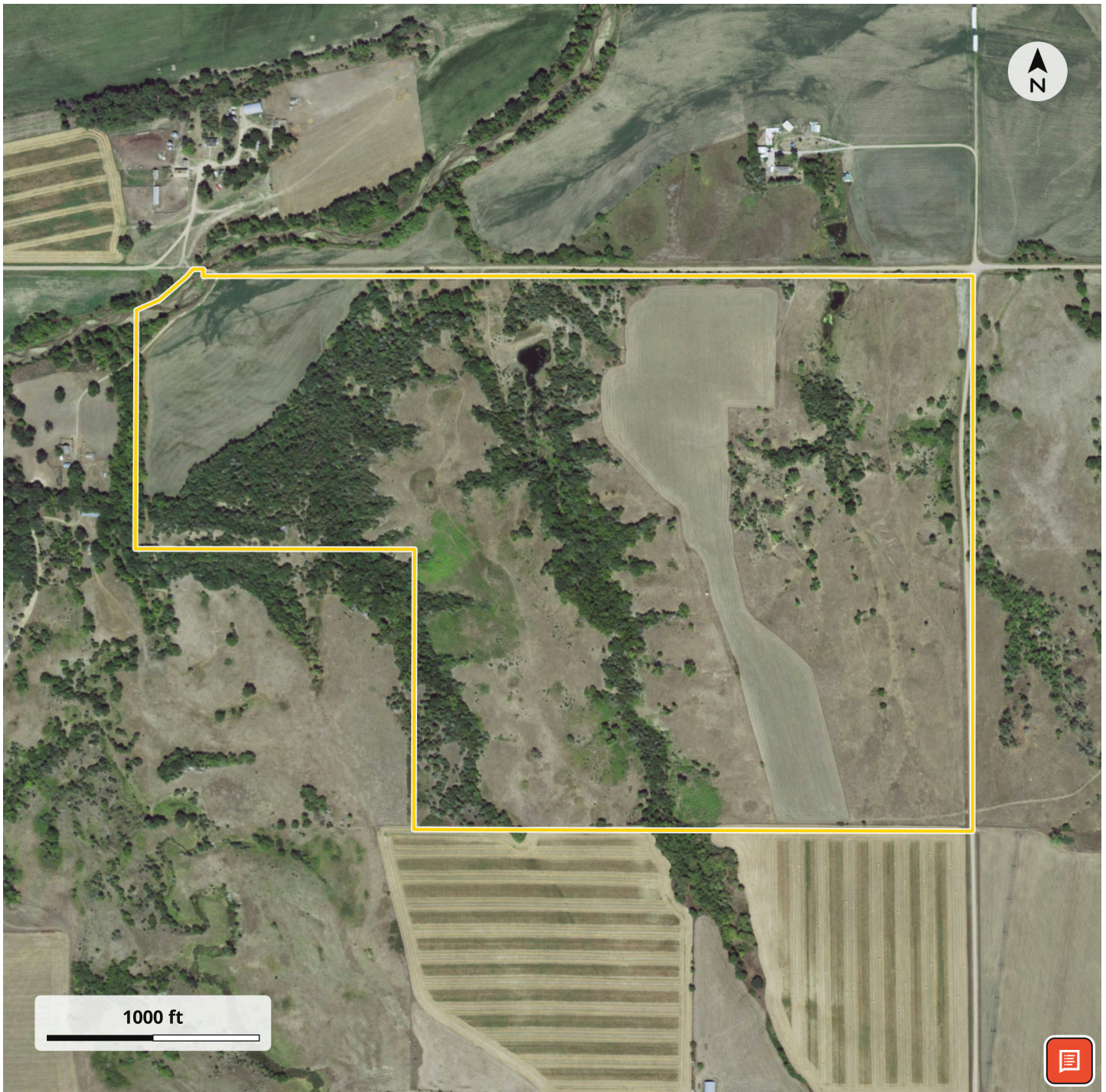
Regional Map



Locator Map



Aerial Map



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LISTING REPRESENTATIVE
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NOTES

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DISCLAIMERS

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