



ALKALI GAME RESERVE



Quality recreational land for waterfowl, turkey, and deer.

Co-Listed by:

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PROPERTY HIGHLIGHTS

List Price **\$3,000,000**

Location Southeast of Roscoe, NE

Legal Description

That portion of sections two (2), Three (3), and Four (4), lying North of the South Platte River and South of the Union Pacific Railroad right-of-way, in Township Thirteen (13) North, Range Thirty-seven (37), West of the 6th P.M., in Keith County, Nebraska, together with all accretions thereto.

That portion of Section Five (5) lying East of the Keith County Road East H South, lying North of the South Platte River and South of the Union Pacific Railroad right-of-way, in Township Thirteen (13) North, Range Thirty-seven (37), West of the 6th P.M., in Keith County, Nebraska, together with all accretions thereto.

Acres

Accretion: 336.11±

Dryland: 180.54±

Grass: 64.55±

Farmsite: .36±

Total: 592.69±

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 **\$5,871.06**

Property Summary

Alkali game reserve on the South Platte River near Roscoe, Nebraska is one of the highest quality river properties that has been available for sale in many years.

Many trees have been removed throughout the property, opening up areas along the river for strutting tom turkeys to roam as well as whitetail and mule deer. The area outside the accretion ground to the North provides many recreational opportunities for waterfowl. There is a slough, four solar wells, and a pond that could provide the perfect roost spot for migrating birds. The pond could easily be enlarged to host more birds as well. The three miles of river corridor is amazing water for ducks and geese. The South Platte River has a perfect flow for waterfowl to get sand after feeding, and is also used as a roost.

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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The West side of the property has roughly 180± acres of dryland corn that would make the perfect space for a goose pit to hunt both ducks and geese as the birds fly east/west through that area in abundance. A new owner could easily expand the agriculture by planting more corn and/or alfalfa. With three miles of property, there is potential to install more in-ground blinds giving more opportunities for hunting either side of the existing pond/slough without disturbing roosting waterfowl.

In summary, Alkali Game Reserve is what its name suggests. This is a top notch hunting property with mixed bag potential, good income, and excellent water sources. When other properties are out of water this one shines.

History: This area has deep roots in western history. The Alkali Station was a stopping place on the Overland Trail during the 1800's. It also served as a Pony Express station in 1860-61. The station provided many settlers and travelers with food, water, and shelter. During the Civil War the Alkali Station became an Army post, and several battles were fought here. A historical marker, just North of the property, describes the full breadth of history here.

WELL INFO

Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth	Owner's Name Owner's ID Address
G-144360 WellID: 184336	I A	Keith Twin Platte 13N 37W 4 NESE 1998S 308E	01/01/1992 04/20/2007 --- 4	25 700 gpm --- --- PRO	--- --- ---	Ogallala Land & Cattle Company OwnerID: 138987 351 Valley View RD Ogallala NE 69153

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G-073591 WellID: 81927	S A	Keith Twin Platte 13N 37W 4 SENE 41° 7' 41.000" -101° 33' 33.000"	03/20/1991 04/22/1991 --- 39070	--- 49 gpm 9 ft 57 ft PRO	6 in --- 88 ft	Ogallala Land & Cattle Company OwnerID: 138987 351 Valley View RD Ogallala NE 69153

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G-197220 WellID: 273577	S A	Keith Twin Platte 13N 37W 3 NESE 41° 7' 33.150" -101° 32' 20.170"	03/24/2023 05/15/2023 168392578919805 39250	--- 38 gpm 6 ft 11 ft PRO	2 in 60 ft 100 ft	Ogallala Land & Cattle Company OwnerID: 138987 351 Valley View RD Ogallala NE 69153

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G-199593 WellID: 277898	S A	Keith Twin Platte 13N 37W 2 NWSW 41° 7' 37.070" -101° 32' 3.650"	02/08/2024 03/14/2024 171044514912230 39250	--- 35 gpm 7 ft 7.5 ft PRO	2 in 80 ft 100 ft	Ogallala Land & Cattle Company OwnerID: 138987 351 Valley View RD Ogallala NE 69153

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G-199592 WellID: 277897	S A	Keith Twin Platte 13N 37W 2 NESW 41° 7' 36.000" -101° 31' 44.000"	02/08/2024 03/14/2024 171044430811005 39250	--- 35 gpm 7 ft 8.5 ft PRO	2 in 80 ft 100 ft	Ogallala Land & Cattle Company OwnerID: 138987 351 Valley View RD Ogallala NE 69153

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G-088224 WellID: 100238	S A	Keith Twin Platte 13N 37W 2 NESE 3248N 1280E	07/29/1994 06/10/1996 --- 39070	--- 10 gpm 6 ft 7 ft PRO	1 in 20 ft 30 ft	Ogallala Land & Cattle Company OwnerID: 138987 351 Valley View RD Ogallala NE 69153

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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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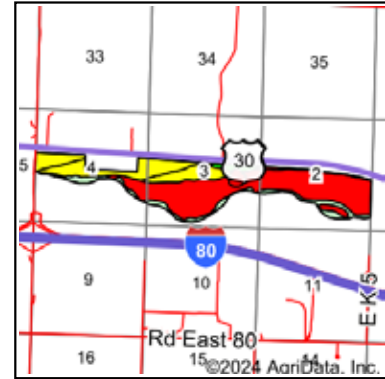
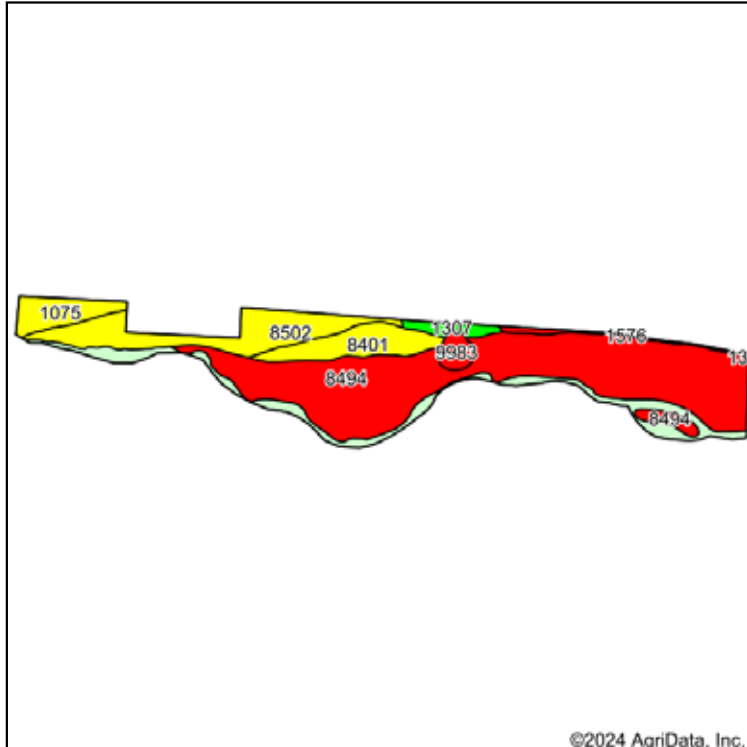
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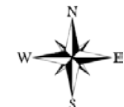
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SOILS MAP

Soils Map



State: **Nebraska**
 County: **Keith**
 Location: **3-13N-37W**
 Township: **Logan**
 Acres: **572.52**
 Date: **8/28/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: NE101, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	Winter wheat Bu	*n NCCPI Soybeans
8494	Gothenburg soils, occasionally flooded	322.67	56.4%		0.7ft.	VIIIs		15		7
8502	Lex loam, rarely flooded	82.44	14.4%		2ft.	IIIw	IIIw	35	30	20
9999	Water	62.96	11.0%		> 6.5ft.			0		
8401	Alda fine sandy loam, occasionally flooded	45.52	8.0%		2.2ft.	IIIw	IIIw	30	27	17
1075	Norwest loam, 0 to 2 percent slopes	29.41	5.1%		2.2ft.	IIIw	IIIw	32	40	48
9983	Gravel pit	11.57	2.0%		> 6.5ft.	VIIIs		0		
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	11.37	2.0%		> 6.5ft.	Ile	Ile	47	34	35
1576	Dix-Sulco-Sarben complex, 20 to 60 percent slopes	6.58	1.1%		> 6.5ft.	VIIe		2		4
Weighted Average						*-	*-	18.5	9.2	*n 11.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Boundary lines are estimates - Map for illustration only

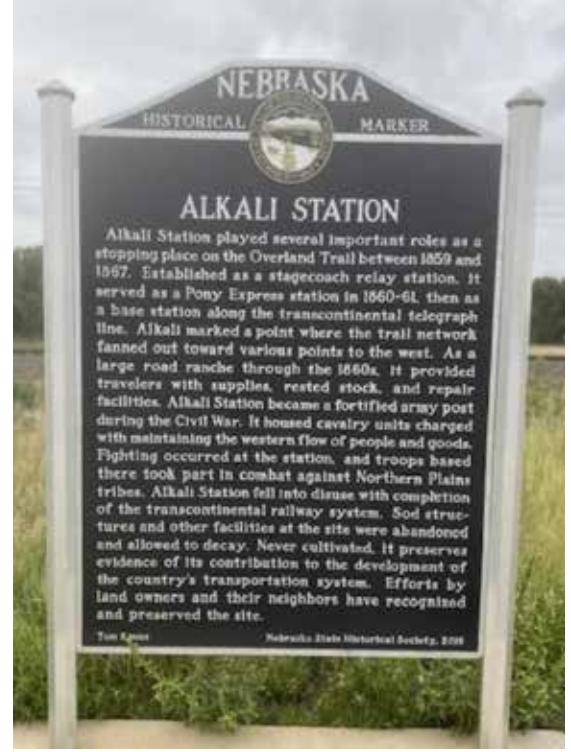
PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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