



FRONTIER COUNTY DRYLAND, GRASS, AND WILDLIFE



A beautiful 158± acre property offering cropland, grass, and exceptional hunting.

JON FARLEY

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$474,000**

Location Southwest of Elwood, NE

Legal Description

15 TWP: 6 RANGE 24, BLOCK: LOT DEEDED ACRES 158.110 NE1/4 158.11A. 15-6-24 MUDDY PRECINCT, FRONTIER COUNTY, NEBRASKA

Acres 97.05± dryland
59.09± grass
1.970± roads
Total: 158.11±

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 **\$1,351.00**

Property Summary

What a gorgeous piece of land perfectly set up for your next dream home with excellent income and tremendous hunting for upland game including Bobwhite Quail, Pheasants, and top notch Whitetail deer hunting.

Many game trails exist on the land and the center is a haven for deer to escape and hide. The property is currently planted to alfalfa and serves as the perfect food plot.

On the northeast corner of the land is an old homestead that has mature landscaping and trees for ultimate privacy. This property is poised to sell quickly as the beauty of it is impressive.

*Agent note: This property is "loaded" with Bobwhite quail, many coveys call this land home. There is a tenant in place that would continue to farm the ground with a new owner if there is a need.

*Agent Note: The sellers have an additional half section of clean grass that is very well maintained that could potentially be purchased. Please feel free to call me at 308-530-7854 for details. This property also has excellent county road access. Get your Fall started off on the right foot with this amazing property that is "sure to please!"

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.

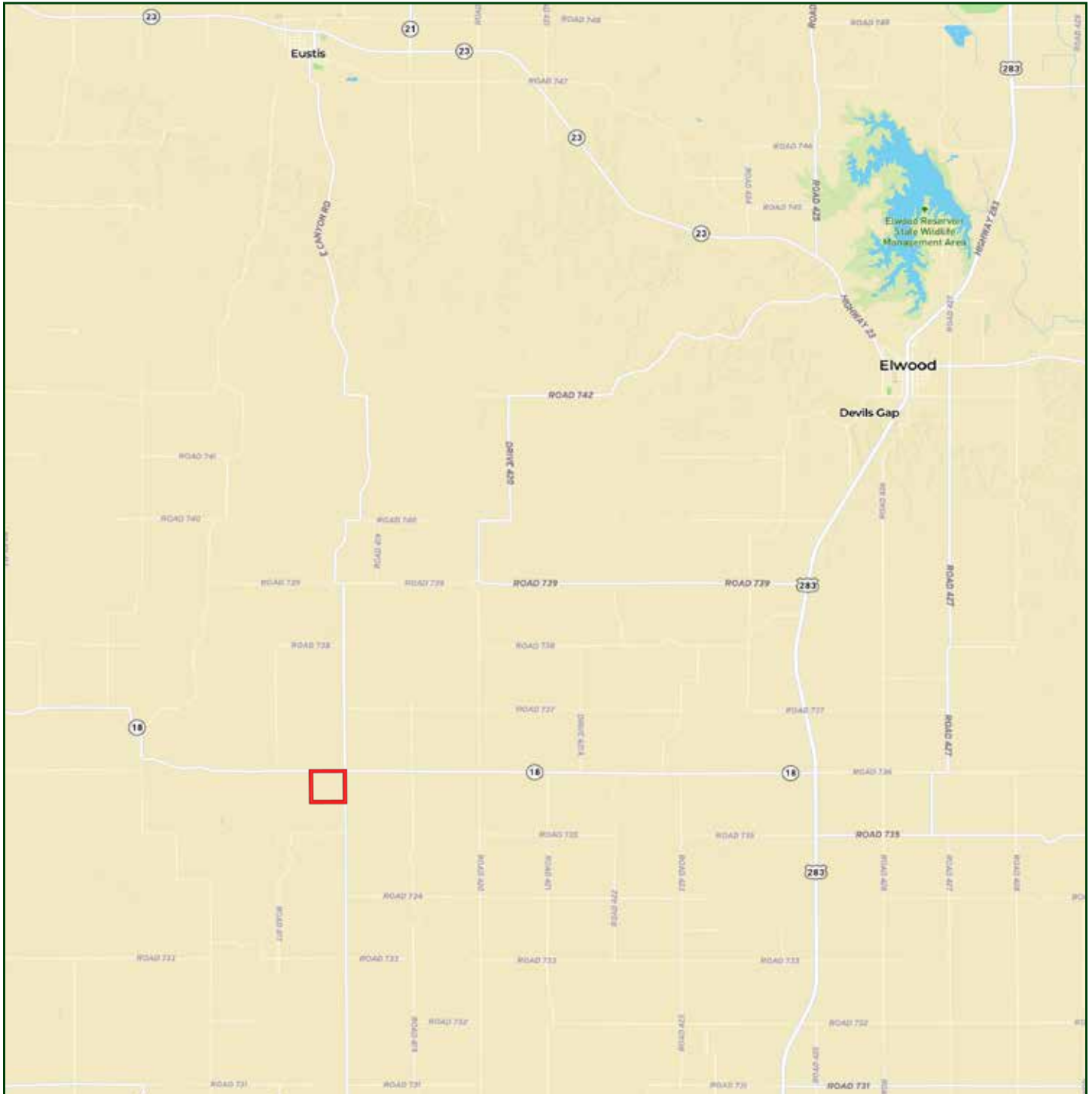
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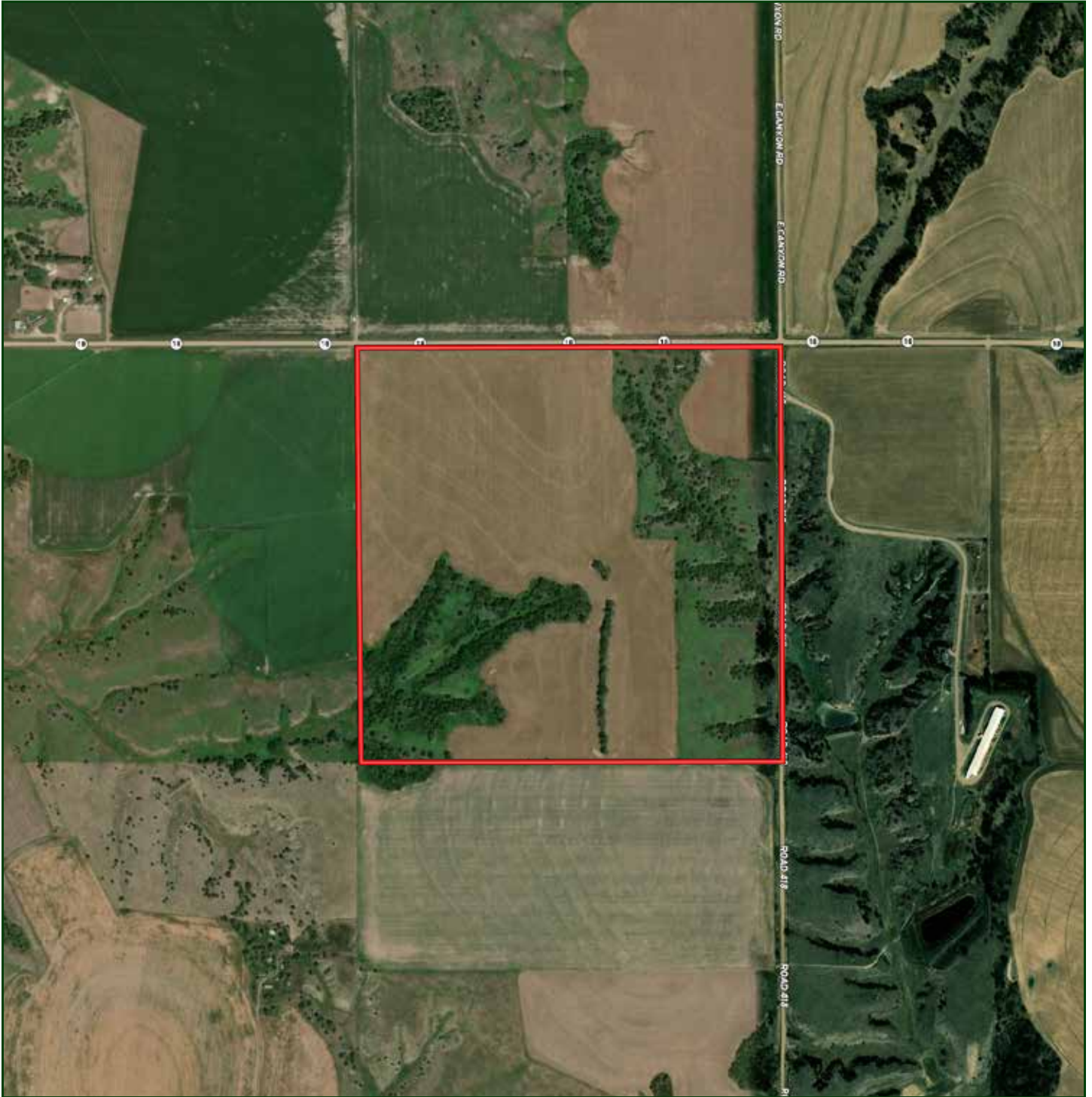
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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