

LAND FOR SALE



Wellfleet Elk Range

650± ACRES | LINCOLN COUNTY, NEBRASKA

Canyon rangeland and wildlife habitat located in the Nebraska Game and Parks Elk Management Unit #5

This property offers big-game hunting and hard-land range-grazing income. Big game includes elk, mule deer, whitetail deer, and turkey. Located just 2½ miles east of Wellfleet, NE, and accessed by Burma Road. The south boundary is just a ½ mile northeast of the Nebraska Game and Parks Cedar Valley Wildlife Management Area.

LISTING AGENT:

BRUCE DODSON, AFM

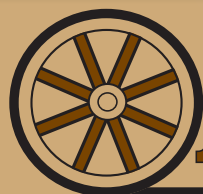
C: 308.539.4455

E: Bruce@AgriAffiliates.com

*Bonnie Downing, Chase Dodson, Scott Speck, Brad Atkins, Faith Correll,
Kent Richter, D.J. Lunkwitz*



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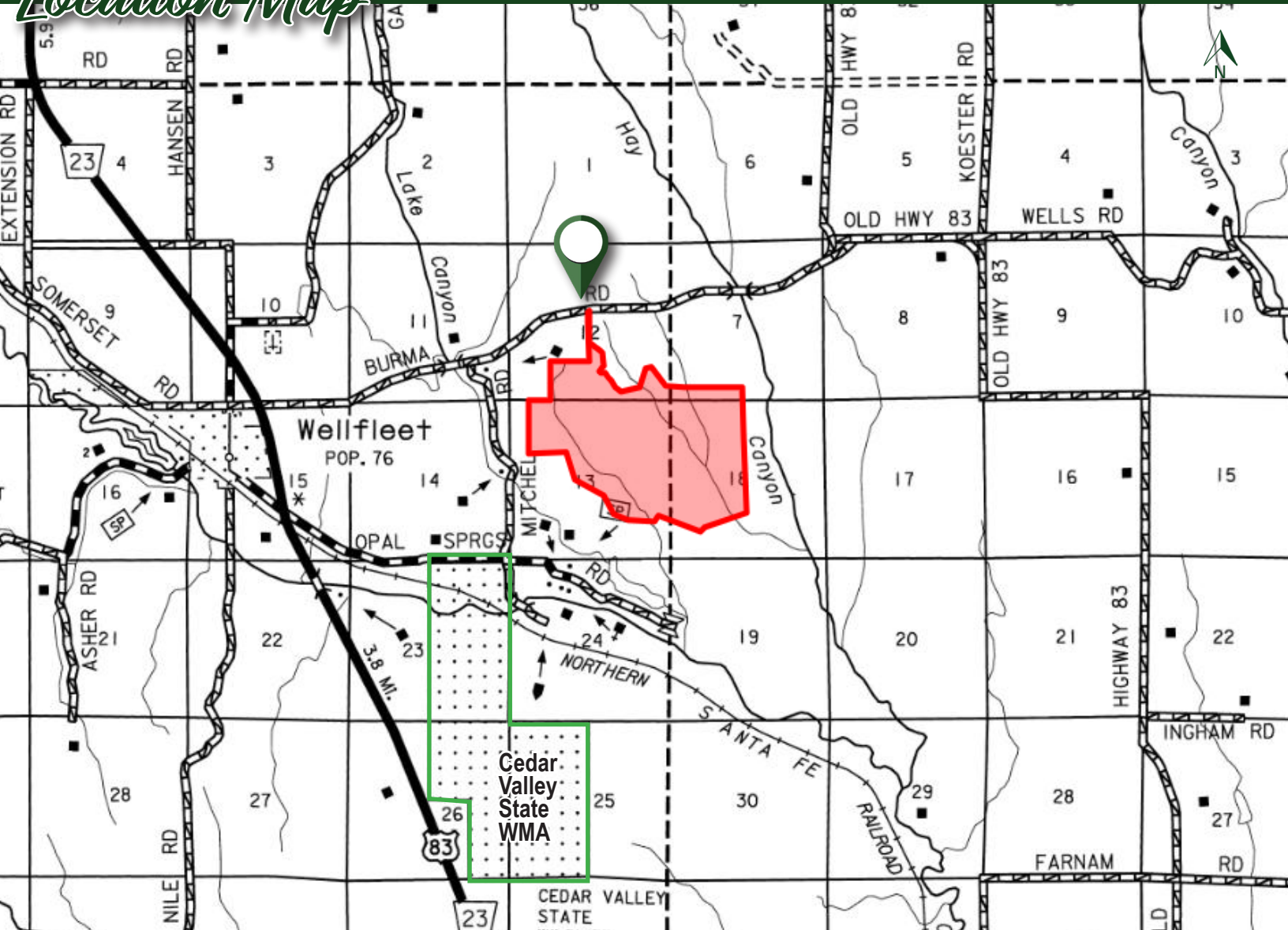


**See Full Online
Listing**

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Location Map



Property Details

LEGAL DESCRIPTION:

A tract to be surveyed and generally described as follows:
 Township 9 North, Range 29 West 6th P.M., Lincoln County, Nebraska:
 Section 7: PART OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$; PART OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$
 Section 18: NW $\frac{1}{4}$; N $\frac{1}{2}$ SW $\frac{1}{4}$; PART OF THE SW $\frac{1}{4}$ SW $\frac{1}{4}$; PART OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$
 Township 9 North, Range 30 West 6th P.M., Lincoln County, Nebraska:
 Section 12: PART OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$; SE $\frac{1}{4}$ SW $\frac{1}{4}$; PART OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$; PART OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 13: PART OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$ NW $\frac{1}{4}$; NE $\frac{1}{4}$; PART OF THE SW $\frac{1}{4}$ NW $\frac{1}{4}$; PART OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$; PART OF THE NE $\frac{1}{4}$ SW $\frac{1}{4}$; PART OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$; PART OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$

LOCATION:

Located approximately 2 $\frac{1}{2}$ miles east of Wellfleet, NE

ACRES & TAXES:

650 $\pm$ estimated acres, *to be surveyed*
 2025 estimated taxes to be paid in 2026: \$6,500

LAND USE:

The total acres are estimated at 650 acres (subject to the completion of a survey) with 94 acres of productive rain fed fields consisting primarily of Holdrege silt loam soils. This cropland is utilized in a crop rotation consisting of wheat-corn-fallow. The balance of the acreage is estimated at 556 acres of rangeland and primarily Coly-Hobbs silt loam soils.

NRD:

Middle Republican Natural Resources District

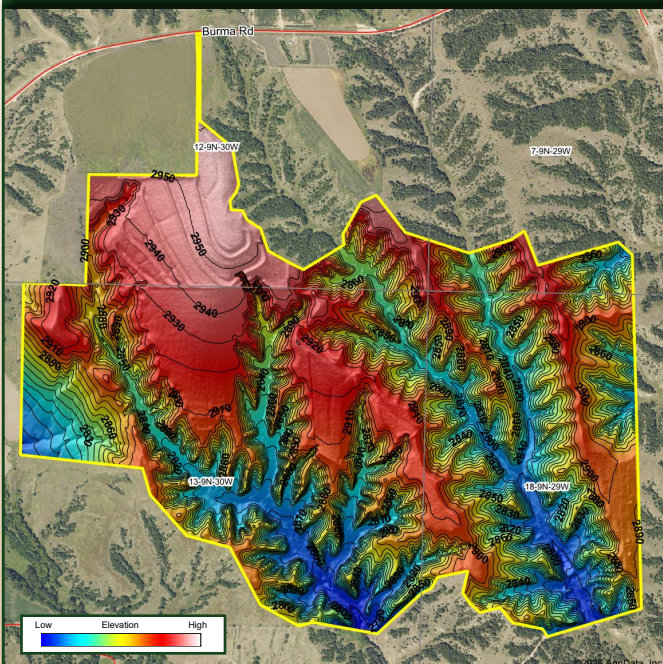
WATER SOURCES:

2 solar wells, a pipeline tank, and a pond

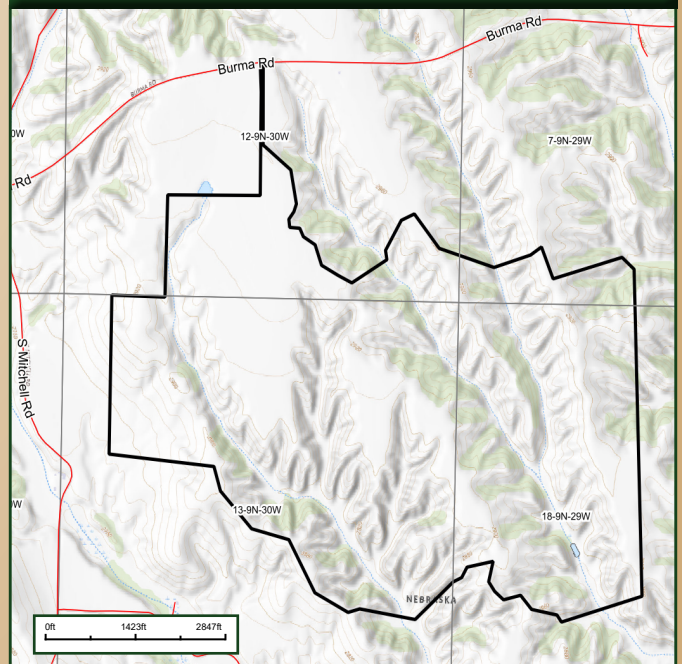
PRICE:

\$1,320,000.00 - SHOWING BY APPOINTMENT ONLY

HILLSHADE TOPOGRAPHY MAP



TOPOGRAPHY MAP



**Productive cropland
provides additional
income potential.**

**Livestock water sites at
2 solar wells, a pipeline
tank, and a pond.
Medicine Creek provides
wildlife with a live water
source less than 1 mile
to the south.**



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