

WESTERN NEBRASKA

Box Butte Reservoir Lakefront



13.08± ACRES | MARSLAND, NEBRASKA

OFFERED AT \$200,000

Opportunities like this are almost nonexistent.

This is the last remaining lakefront lot in one of the most sought-after acreage developments along Box Butte Reservoir-and when it's gone, there are no more. Four of the neighboring parcels have already sold, leaving this 13.08± acre lakefront property as the final chance to own a piece of this incredible setting.

Positioned along the north side of the reservoir just off River Road, this property offers direct proximity to the water, unmatched privacy, and wide-open views across this recreational destination - one of Nebraska's best-kept secrets.



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RANCH & RECREATION

Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.



BUILD-READY WITH IMPROVEMENTS IN PLACE

This tract features gently rolling terrain with multiple ideal build sites, giving you the flexibility to design exactly what you want-whether that's a full-time residence, horse property, cabin retreat, or investment getaway property.

The heavy lifting has already been done:

- New fence and gate entrance on the north side
- Water well already in place
- Power is already pulled directly into the acreage
- New fiber-optic line/excellent wifi

These improvements save significant time and cost, making this property truly build-ready from day one.

Wake up to sunrises over the lake and wind down with sunsets reflecting off the water-this is the kind of setting people search years for and rarely find available.

TRUE LAKEFRONT LIVING

Unlike many properties that only offer "lake access," this one sits directly above the shoreline with easy access down to the water's edge. The aerial maps clearly show how this parcel ties directly into the reservoir corridor, with the Niobrara River feeding into Box Butte just below.

You're not just near the lake-you're part of it.

RECREATION, WILDLIFE & LIFESTYLE

Box Butte Reservoir is widely known by locals as one of Nebraska's best-kept secrets, offering:

- Excellent fishing: walleye, northern pike, bass, perch, and catfish
- Boating and water recreation
- Access to public land and recreation areas
- Public hunting

What truly elevates this property is the wildlife-rich environment surrounding the shoreline.

The mature tree line along the lake creates a natural corridor that consistently attracts wild turkeys, pheasants, grouse, whitetail and mule deer, along with other native wildlife. Evenings often bring deer moving through the trees, while mornings can start with turkeys working along the bottoms.

It's the kind of setting that delivers the full Western Nebraska outdoor experience right out your back door.

