220 Acres+/- SOUTH Pasture | Boyd County, Nebraska
Rural Hwy 12 & 509 Ave.
Monowi, NE 68746

$748,000
220± Acres
Boyd County







SUMMARY

Address
Rural Hwy 12 & 509 Ave.

City, State Zip
Monowi, NE 68746

County
Boyd County

Type
Hunting Land, Undeveloped Land, Ranches

Latitude / Longitude
42.820144 / -98.330716

Acreage
220

Price
$748,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

South Pasture | 220 Acres
Boyd County, Nebraska

Contact: Dan Rohrer, Broker 402-841-1360

Legal Description: Part of Section 23, Township 33 North, Range 9 West, Boyd County, Nebraska (See Plat Map)

Asking Price: $748,000 ($3,400/acre)

Tax Parcel: 200012400

2025 Taxes: To Be Determined Following Survey. (Approximately $15/acre)

This diverse tract combines highly productive quality pasture, live water, and exceptional recreational opportunities.

Highlights include:

- Approximately 220 acres of pasture and recreational land
- Extensive frontage along Ponca Creek
- Natural springs providing additional water
- Recently updated fencing, including woven-wire fencing suitable for goats
- Historic organic certification
- Owner-estimated carrying capacity of approximately 50 cow/calf pairs for five months of summer grazing

The rolling terrain offers breathtaking views overlooking Ponca Creek and the surrounding hills. Conveniently located just minutes from both the Niobrara River and the Missouri River, the property offers easy access to boating, fishing, and year-round outdoor recreation.

This is an opportunity to purchase a productive grazing unit with excellent road access, live water, and hunting enjoyment.

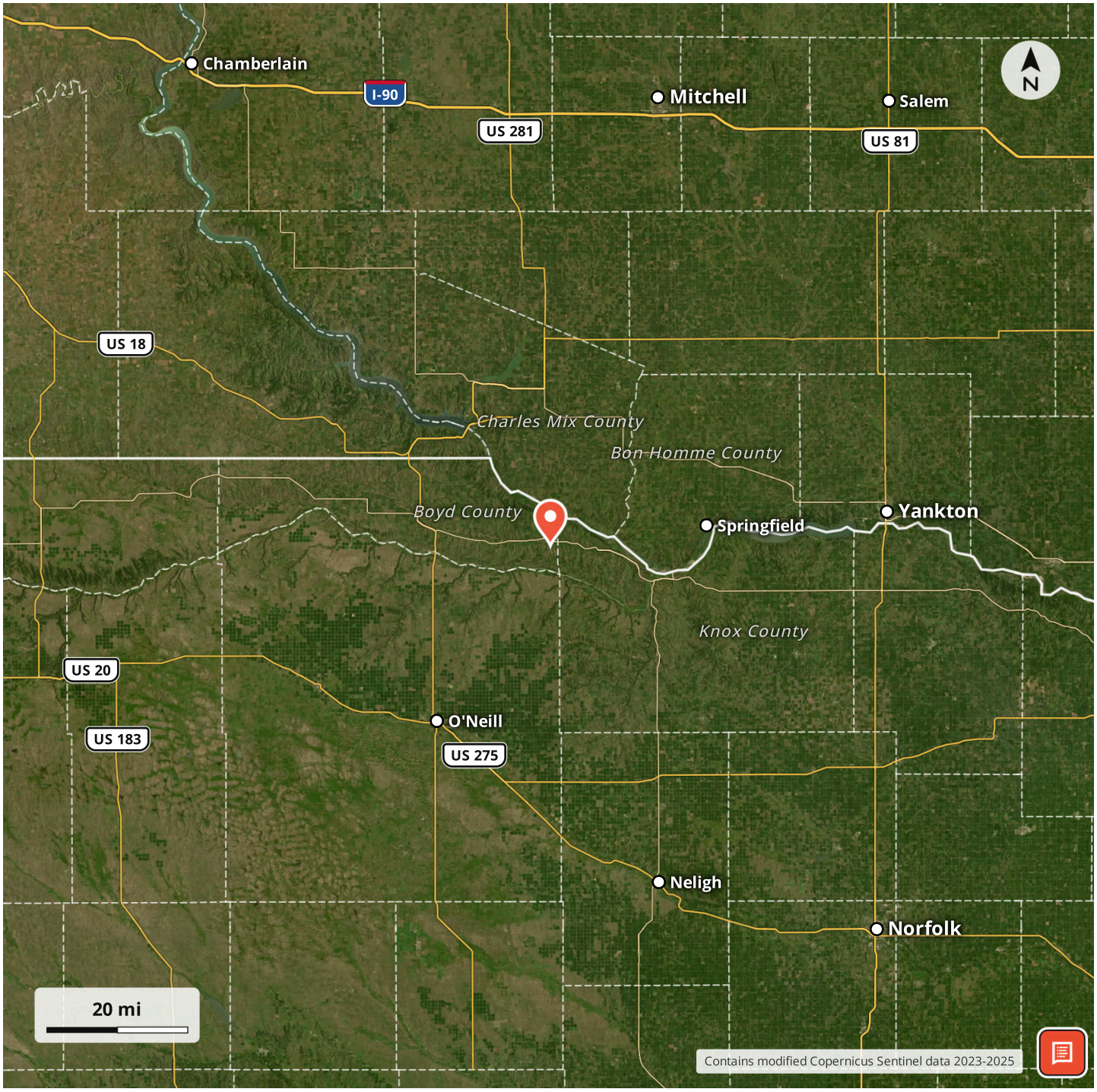
Call today to set up a time to inspect this property!








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:

Representative
Daniel Rohrer

Mobile
(402) 841-1360

Office
(402) 358-5100

Email
drohrer@mossyoakproperties.com

Address
PO Box 377

City / State / Zip
Creighton, NE 68729

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Homestead Land & Auction Co, Inc
722 Main Street
Creighton, NE 68729
(402) 358-5100
https://mossyoakproperties.com/