

Boone/Nance County, NE 278.96 Acres  
3877 State Hwy 52  
Belgrade, NE 68623

**\$2,100,000**  
278.96± Acres  
Boone County



**Boone/Nance County, NE 278.96 Acres**  
**Belgrade, NE / Boone County**

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**SUMMARY**

**Address**

3877 State Hwy 52

**City, State Zip**

Belgrade, NE 68623

**County**

Boone County

**Type**

Farms, Hunting Land, Recreational Land, Riverfront, Timberland

**Latitude / Longitude**

41.49845 / -98.082071

**Taxes (Annually)**

\$4,237.78

**Dwelling Square Feet**

1,088

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

278.96

**Price**

\$2,100,000

**Property Website**

<https://talitinesproperties.com/property/boone-nance-county-ne-278-96-acres-boone-nebraska/115251/>



## Boone/Nance County, NE 278.96 Acres Belgrade, NE / Boone County

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### **PROPERTY DESCRIPTION**

A rare opportunity to own 278.96± acres along the Cedar River in Boone and Nance Counties, Nebraska, offering an uncommon combination of recreational opportunity, agricultural versatility, wildlife habitat, river frontage, and rural privacy.

Approximately 98.72± acres are identified as tillable, sub-irrigated ground, providing potential for hay production, grazing, and continued agricultural use. The balance of the property includes Cedar River corridor, timber, natural cover, and open ground, creating a diverse landscape well suited for wildlife and outdoor recreation.

For the sportsman, the Cedar River corridor provides natural travel routes, water, timber, and cover attractive to whitetail deer, turkey, waterfowl, and other wildlife. The combination of river frontage, timber, open ground, and secluded habitat creates an appealing setting for hunting, wildlife observation, and year-round recreation. Whether envisioned as a private hunting property, recreational retreat, or long-term land investment, this property offers the characteristics serious recreational buyers seek.

A residence/hunting cabin provides a comfortable basecamp for hunting and recreation, while additional outbuildings and grain storage add functionality and versatility. These allow a new owner to immediately enjoy the property while tailoring it to their own recreational or agricultural goals.

Access is excellent from State Highway 52, with the residence and property amenities conveniently positioned along the highway. The location provides straightforward access from Belgrade and Cedar Rapids while maintaining the privacy and character of a true Nebraska river property.

From Cedar River frontage and wildlife habitat to sub-irrigated acreage, hunting potential, and existing improvements, this property offers an uncommon combination of land, water, recreation, and opportunity.

### **Features**

- **278.96± Acres Along the Cedar River** - Located in Boone and Nance Counties, Nebraska, with outstanding river frontage and rural privacy.
- **Agricultural Versatility** - Approximately 98.72± acres of tillable, sub-irrigated ground offering potential for hay production and grazing.
- **Premier Wildlife Habitat** - Timber, river corridors, natural cover, and open ground support whitetail deer, turkey, waterfowl, and other wildlife.
- **Residence and Improvements** - A residence/hunting cabin, additional outbuildings, and grain storage provide immediate functionality.
- **Excellent Highway Access** - Convenient access from State Highway 52 near Belgrade and Cedar Rapids, Nebraska.

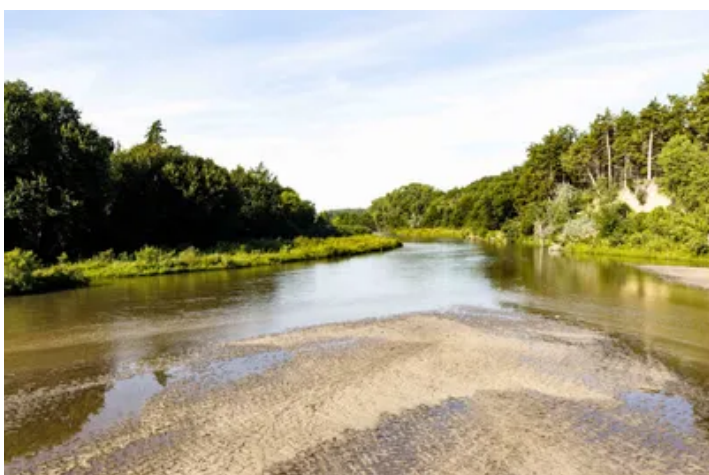
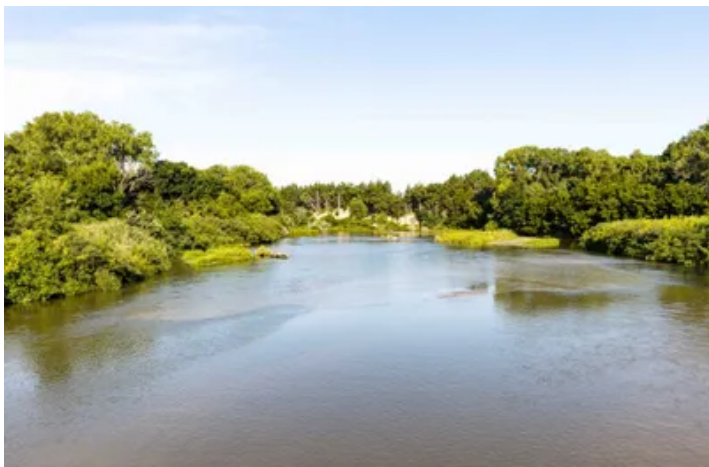
### **Area Information**

- [City of Cedar Rapids](#)
- [Nebraska Game and Parks Commission](#)
- [Riverside School District](#)
- [Boone County](#)
- [Nance County](#)

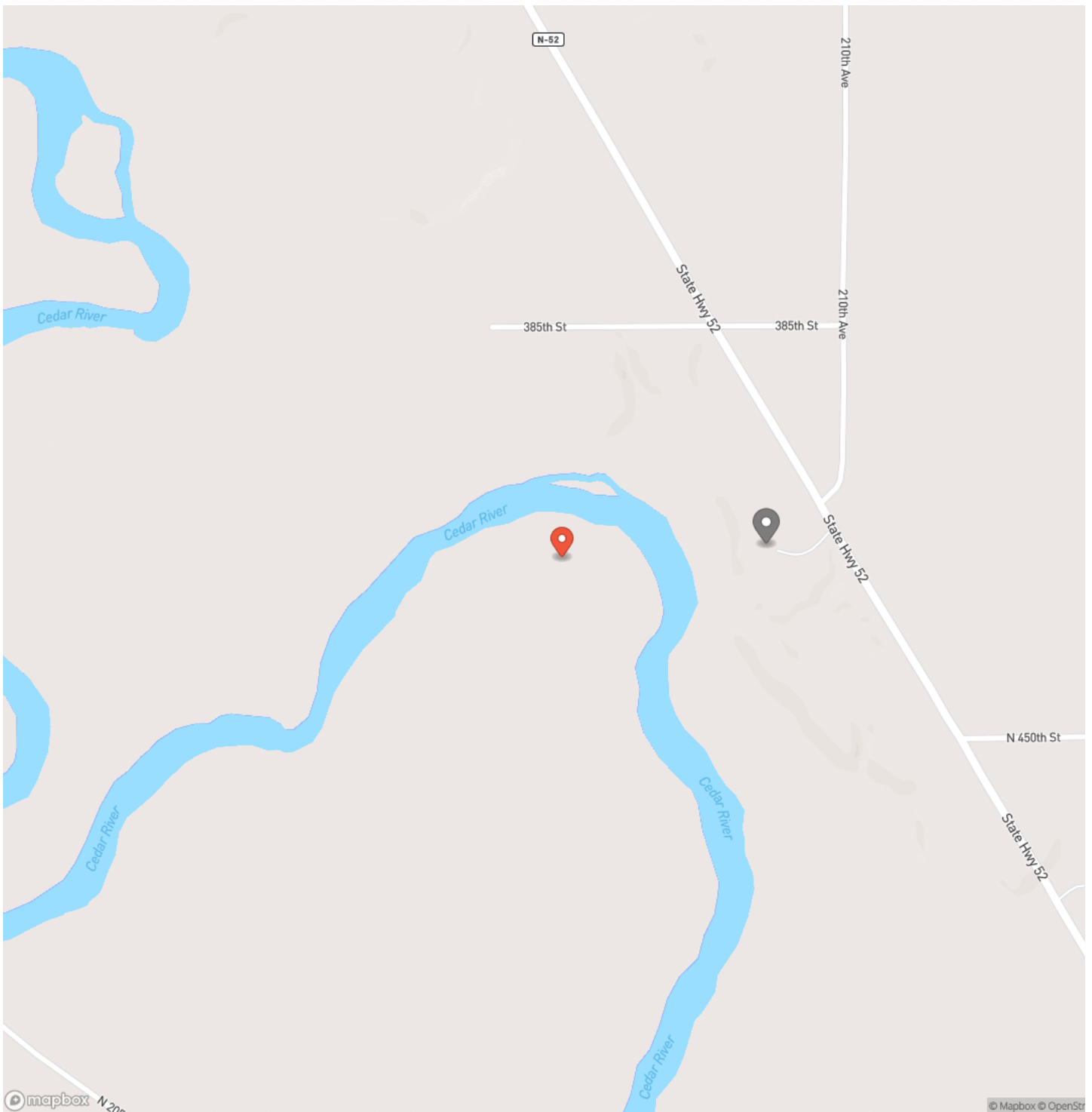


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## Locator Map





## Satellite Map



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LISTING REPRESENTATIVE  
For more information contact:



**Representative**  
Chance Watson

**Mobile**  
(402) 649-2748

**Email**  
chance.watson@talltinesproperties.com

**Address**  
1905 N 26th Street

**City / State / Zip**  
Norfolk, NE 68701

NOTES

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://talitinesproperties.com/>**

## **DISCLAIMERS**

The information contained here is deemed reliable but is not warranted or guaranteed by the Broker, its Agents, or the Seller. Access to property, access to utilities, or any measurements including but not limited to, acreage, square footage and mapping boundary lines shared herein has not been independently verified and is for marketing purposes only. If exact measurements, access to property, or access to utilities is a concern, the property should be independently measured or investigated by the prospective buyer.

**COOPERATING BROKER COMPENSATION:** When purchasing a property listed by Tall Tines Trophy Properties, a Buyer's Broker must be identified during the first contact and must also be present at the initial showing of the property in order to qualify for a share of the real estate commission. If these conditions are not met, any compensation for the Buyer's Broker will be entirely at the discretion of Tall Tines Trophy Properties.



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**Tall Tines Trophy Properties**  
PO Box 23  
Presho, SD 57568  
(605) 840-9578  
<https://talltinesproperties.com/>

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