

LAND FOR SALE

PRICE REDUCED!



Platte River Home & Hideaway

51 ± ACRES | LINCOLN COUNTY, NEBRASKA

A truly unique & diverse property

- 4 Bed, 3 Bath Home • 60 x 40' Shop
- Sub-irrigated Cropland • Meadow • Accretion



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Faith Correll

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Offered exclusively by:

AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

North Platte, NE • **AgriAffiliates.com** • 308.534.9240

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Take a Tour



PROPERTY INFORMATION

PRICE REDUCED! \$525,000.00

| | |
|---------------------------|--|
| LEGAL DESCRIPTION: | Pt. Lots 2,3 & 4 inside pt. SE1/4NW1/4 Section 2-T12N-R28. <i>*West of the 6th P.M. Lincoln County, Nebraska. As identified as Parcel ID: 0071555.00.</i> |
| ADDRESS: | 9727 South George Rd. Brady, NE 69123 |
| ACRES & TAXES: | 51.8 Tax-assessed Acres \$1,437.52 2023 Real Estate Taxes |
| NRD: | Twin Platte Natural Resources District |
| LAND USE: | 13.4 ac. sub-irrigated Alfalfa; 7.52 ac. Fallow; 10.8 ac. meadow; 8.51 ac. improvement site; 11.57 ac. accretion. |
| SOILS: | Primary soils consist of Lawet Silt Loam and Wann Loam |
| LEASES: | Existing farm lease for 2023 and billboard advertising sign lease through August 31, 2025. |
| BUILDING SITE: | See Page 6-7 for more information |

Showing by appointment only!

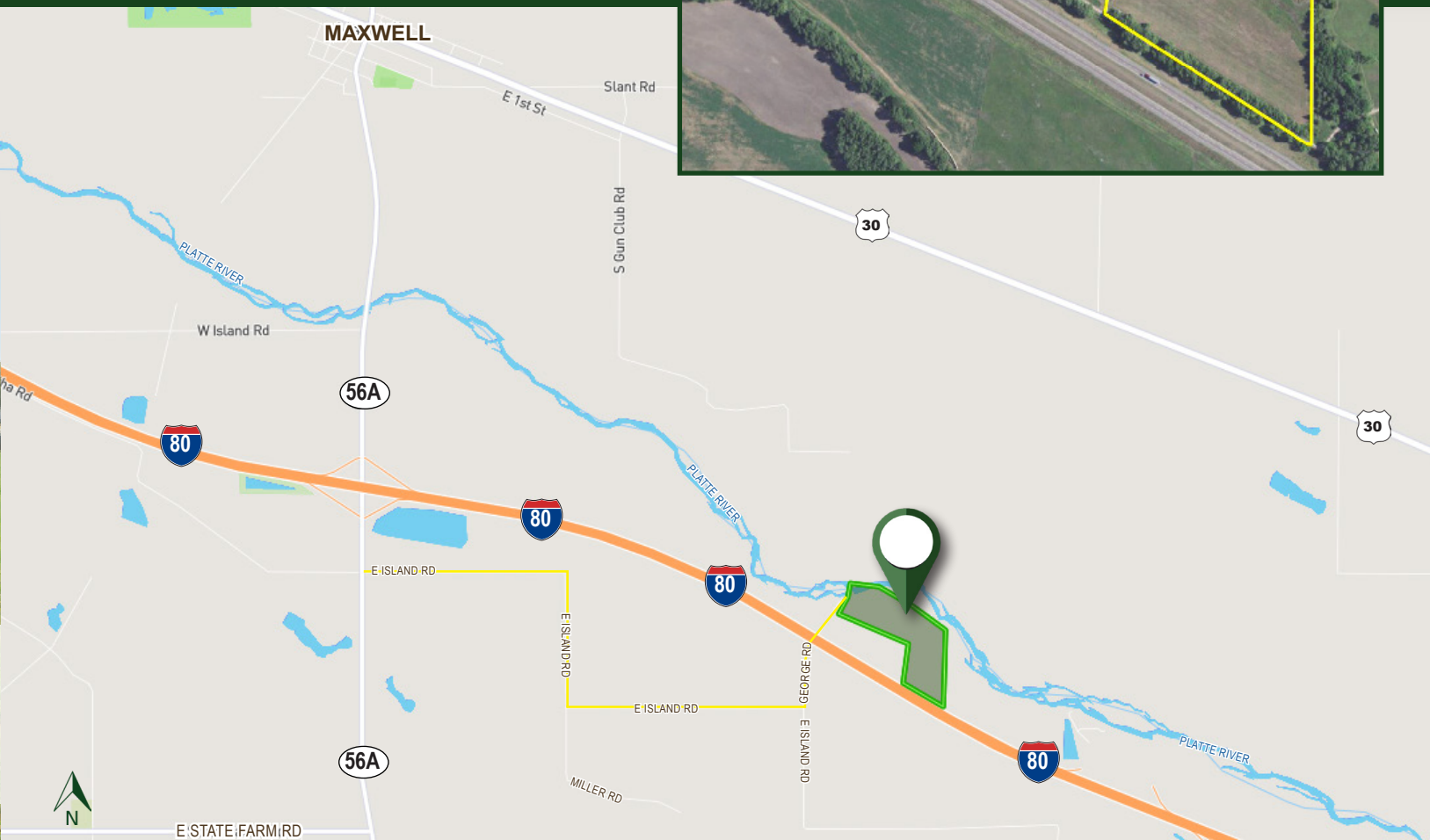
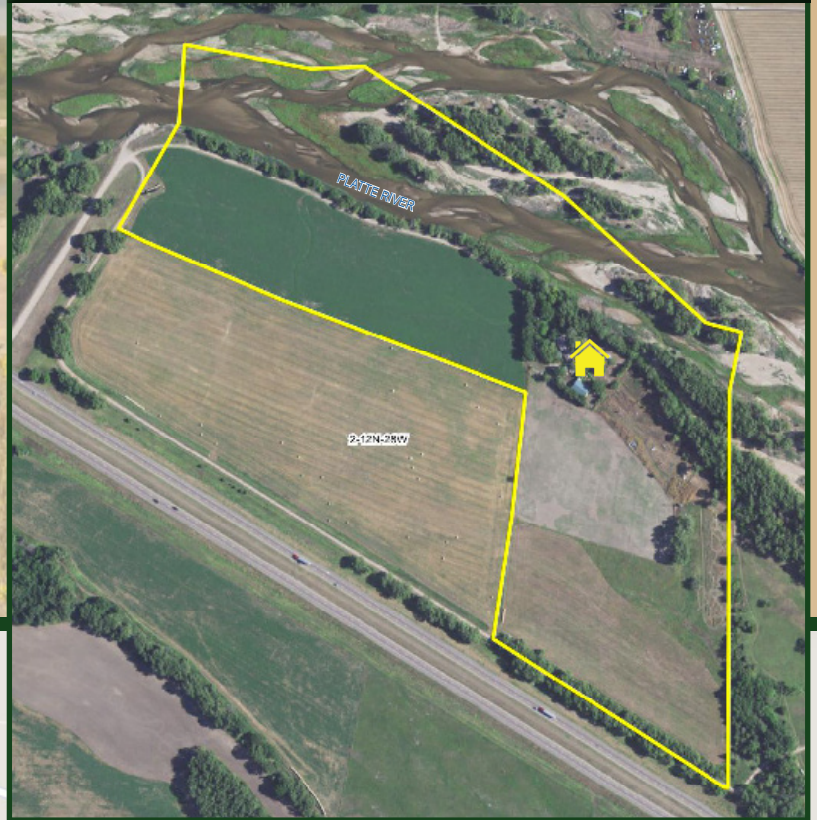
** Interested buyers must have proof of preapproval from a financial institution.*

LOCATION

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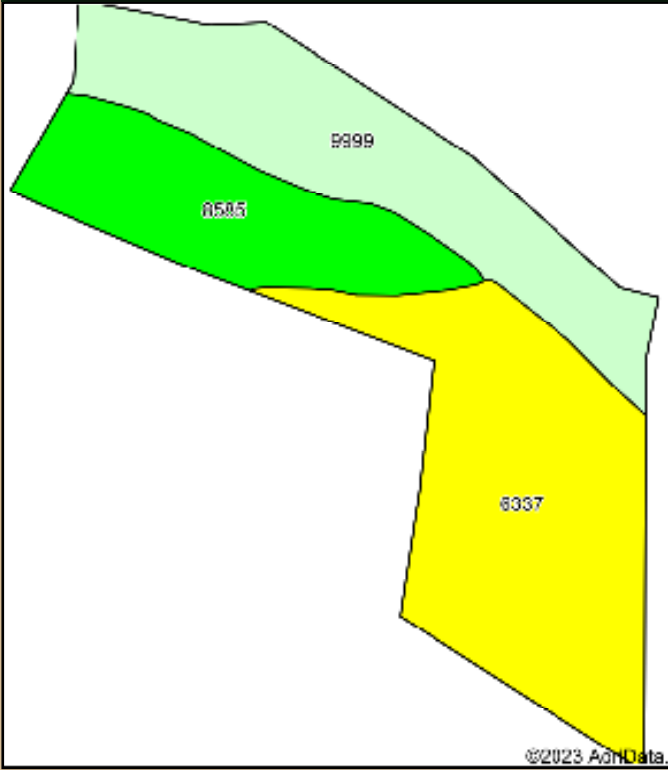
From the Maxwell I-80 Exit #190, go south .35 miles via 56A Spur; then, east on East Island Road approximately 2.38 miles to George Road where you will go .48 miles North, going over I-80 via a bridge, to the property driveway.

AERIAL MAP





SOILS MAP



©2023 AgriData

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend |
|------|--|-------|------------------|----------------------|
| 6337 | Lowst silt loam, drained, occasionally flooded | 26.52 | 44.8% | |
| 9999 | Water | 19.19 | 32.4% | |
| 8585 | Wann loam, rarely flooded | 13.53 | 22.8% | |



Recreational Opportunities



Include Whitetail Deer, Waterfowl, Turkey, and many other wildlife that frequent the Platte River.





Virtual Tour
Available Online!



Showing by Appointment Only!



Home Property Details



Large Kitchen & Dining Room
with Sliding Door to Concrete Patio

| | |
|-----------------------|----------------------------|
| BEDS | 4 |
| BATH | 3, including 1 Master Bath |
| SQUARE FOOTAGE | 2,048 SQ. FT. |
| YEAR BUILT | 1968 |

NEW ROOF in 2022!

- Storm Cellar
- Fireplace
- Water softener
- Steamed air baseboard heat
- Natural Wood Floors in some rooms





OUTBUILDING
 40 x 60' Steel Wik
 Building with dirt flooring



GARAGE
 1 Car, attached



- Fenced chicken run & chicken brooder shed

- Dog Run

- Established garden area

- Very well established trees

Storm Celler, unattached from house.
 Would provide excellent canning storage!

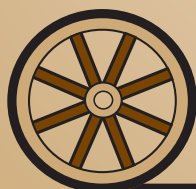


Recreational Paradise in Lincoln County



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