



OFFERED AT:

\$ 312,000

Lincoln County, Nebraska Grassland UPLAND BIRD HUNTING PARADISE

Property Taxes - \$1,052.30

Legal Description - SW 1/4 25-10-33

160 +/- Acres



Prairie chickens, pheasants, mule deer, OH MY! This absolutely stunning property features rolling hills, plenty of grass and exquisite wildlife. Located just 2.5 miles off of Highway 23, through a limited access gate, this 160 acres of gently rolling grassland would be an excellent addition for someone who wants a piece of property that doubles as a habitat for wildlife as well as the grazing opportunity it provides. An Aeromotor windmill and 30' tank provide more than enough water for any livestock, as well as the wildlife, and the property is surrounded by barbed wire fence that is in excellent condition. With the location being a short distance from Wallace, Sutherland, Hershey, and North Platte, you may even want to put a house here. This location has a beautiful view of the rolling prairie sunsets that is impossible to find anywhere else.



Alyson Weathers

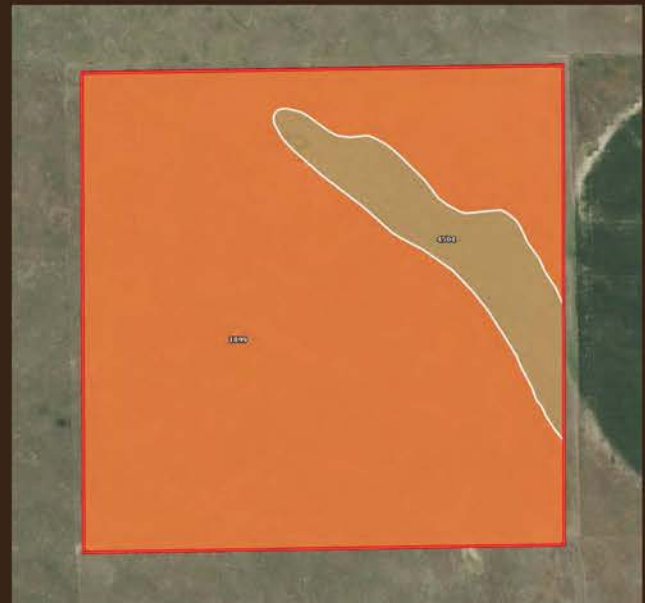
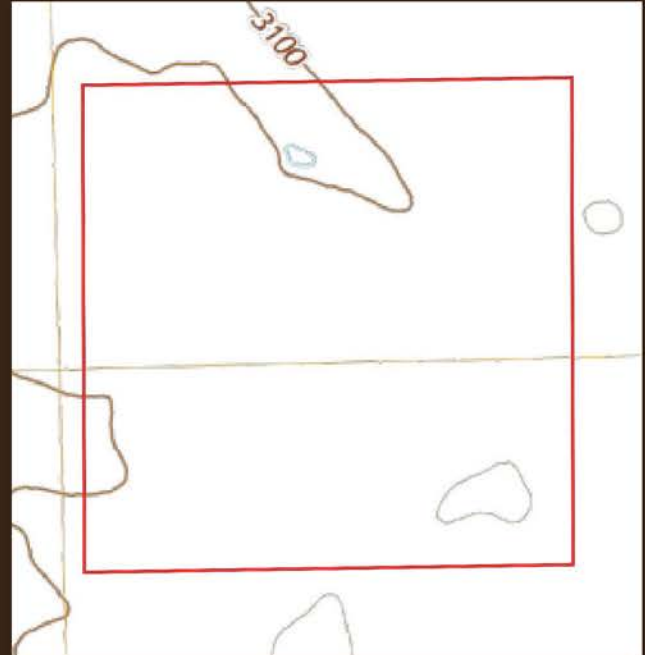
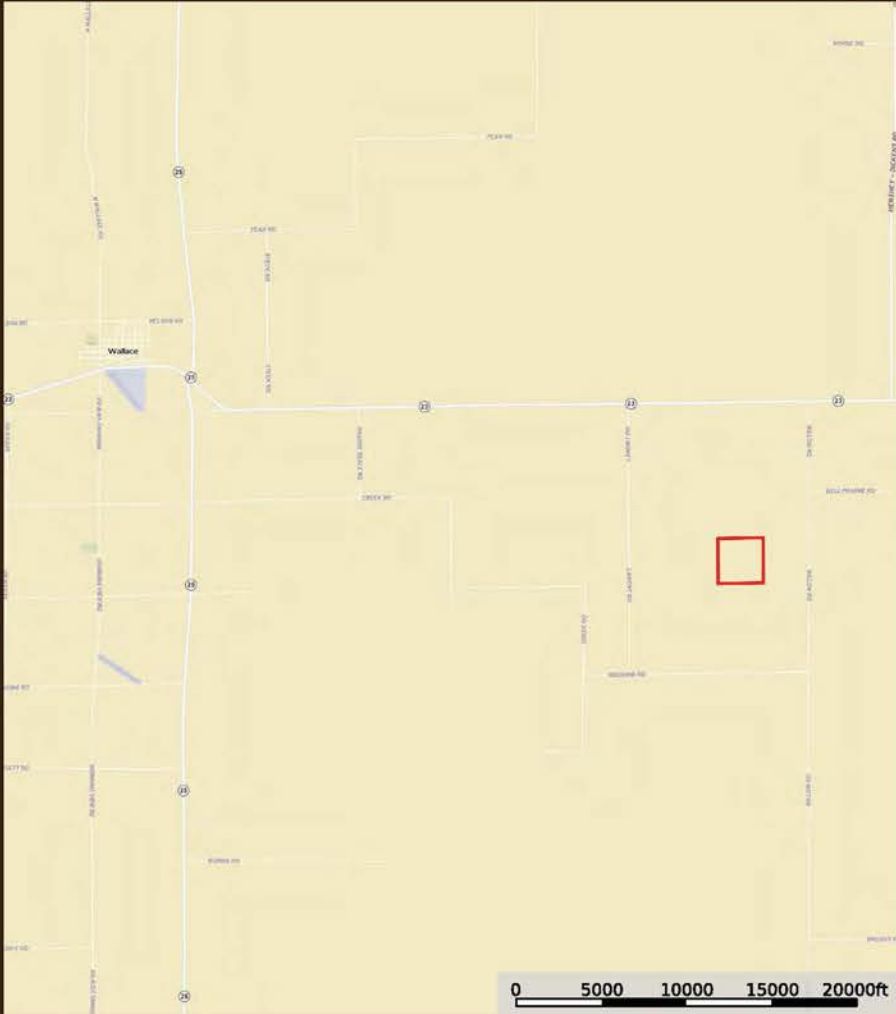
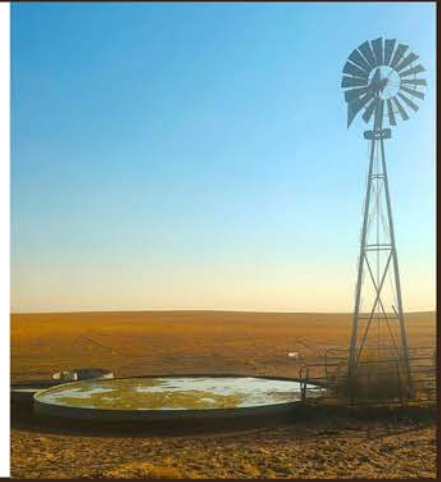
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DIRECTIONS TO THE PROPERTY

From Dickens, go 1 mile west on Highway 23 until you reach Willow Road. Go south for approximately 2.5 miles until you reach the BELF property access gate on the west side of the road. Follow the 2-track through the BELF property until you reach the gate to the listing property.



0 5000 10000 15000 20000ft

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1899	Valent sand, rolling	145.4 3	89.73	0	10	6e
4504	Dunday-Valentine loamy fine sands, 0 to 6 percent slopes	16.64	10.27	0	31	6e
TOTALS		162.0 7(*)	100%	-	12.16	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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