



LAND FOR SALE

CEDAR COUNTY, NEBRASKA



240± ACRES

For more information, contact:

KYLE CONNOT
LAND SALES AGENT
(402) 340-0493



Offered at \$1,200,000

HIGHLIGHTS

- PRIME HUNTING & INCOME POTENTIAL
- 23.2 +/- ACRES OF DRYLAND FARM GROUND & BROCK 7,500 BU GRAIN BIN
- PASTURE WITH 2 STOCK DAMS
- LOCATED ONLY 1.5 MILES FROM THE MISSOURI RIVER & NEAR BROOKY BOTTOM
- AMES CREEK RUNS THROUGH PROPERTY
- IDEAL AREA TO BUILD A HOME OR CABIN - POWER & WATER ACCESS



VISIT US AT:

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PROPERTY INFORMATION

240 +/- ACRES

CEDAR COUNTY, NEBRASKA

LEGAL DESCRIPTION: 24-32-3E SW: S1/2SE 240.00 AC. (PARTIAL LEGAL OBTAINED FROM CEDAR COUNTY ASSESSOR).

PROPERTY DESCRIPTION:

This 240 +/- acre Cedar County property offers an ideal blend of hunting, recreation, and income potential. With a strong history of producing trophy mule deer, whitetail deer, and turkey, it features rolling hills with mature hardwood trees, and well-established trails for easy access. Ames Creek runs year-round, complemented by two stock dams, 23.2 +/- acres of dryland farm ground, and pasture for livestock. Located just 1.5 miles from the Missouri River and near Brooky Bottom Recreation Area, this property is perfect for sportsmen, ranchers, or those looking to build a secluded retreat with power and water access.

2024 TAXES: \$3,900.60

IMPROVEMENTS:

Brock 7,500 bu Grain Bin

PROPERTY LOCATION:

From Obert: 3 miles north on 575th Avenue

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