

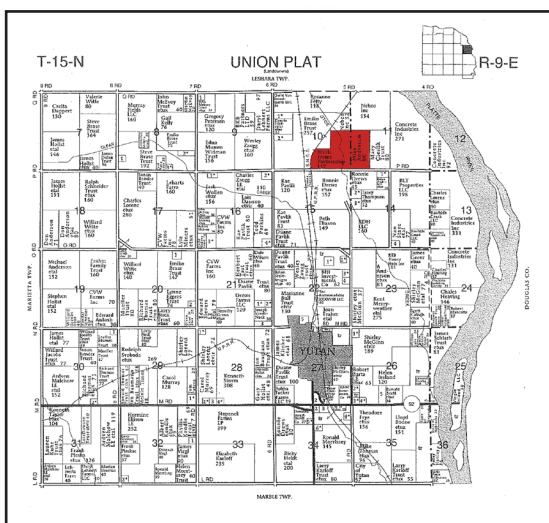
FOR SALE

197± Acres



Being offered for purchase is one of the most unique properties that will come onto the market in 2015. Property is just west of the Platte River and only 20 minutes from West Omaha. Fishing, duck, deer and turkey hunting are just some of the amenities that this property has to offer. There is approximately 40 acres of tillable ground and CRP that brings in income. The property offers some of the best waterfowl hunting in the area. With Otoe Creek and a warm water slough making their way through the property, there is constant water flow making a great habitat. A well also keeps the duck ponds full of water and circulated. There are three duck blinds, one of which has electricity, heat and lights. Included are enclosed deer stands which are positioned for excellent whitetail hunting. Last, but not least, there is a cabin with electricity located within walking distance of the fishing/swimming pond. This property has it all and is a must see!

Call Dan for a private showing.



LEGALS:

W 1/2 SW 11-15-9 (80 acres)
NE SE & BAL S 1/2 SE 10-15-9 (117 acres)

Taxes for 2014: \$9,591.94

DIRECTIONS: From Yutan on Hwy. 92 go 1/2 mile west to County Road 6, turn north and go 3 miles to County Road P, turn east and go 1/2 mile. Property is on the north side of the road.

Asking Price - \$2,462,500

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