

JamesLandCo.com

Online Real Estate Auctions

Hat Creek Hunting Property

Harrison, Nebraska



Presented By:

CURT JAMES

Office: (307)326-3104 Cell: (307)399-8644

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Hat Creek Hunting Property

Harrison, Nebraska



Price: \$240,000.00

Features: 1 Mile + Timber Lined Hat Creek Frontage,
County Road Access, Excellent Deer Hunting, Electricity

Location: 12 Miles Northeast of Harrison, Nebraska

Acreage: 240 Deeded Acres +/-

Improvements: Small Home

Taxes: Approximately \$550.00 (2008)

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Broker Comments

The Hat Creek Hunting Property is one of the finest mid sized acreages available in Sioux County, Nebraska. Located approximately 12 miles northeast of Harrison, this property enjoys over a mile of frontage on Hat Creek. Flowing year

round, Hat Creek winds almost the entire length of the property. Its timber lined bottoms provide some of the best deer hunting habitat in the area. This property even enjoys an occasional elk traveling through. Looking south from the property, the pine covered hills offer a tremendous view. A small home that can be used as a



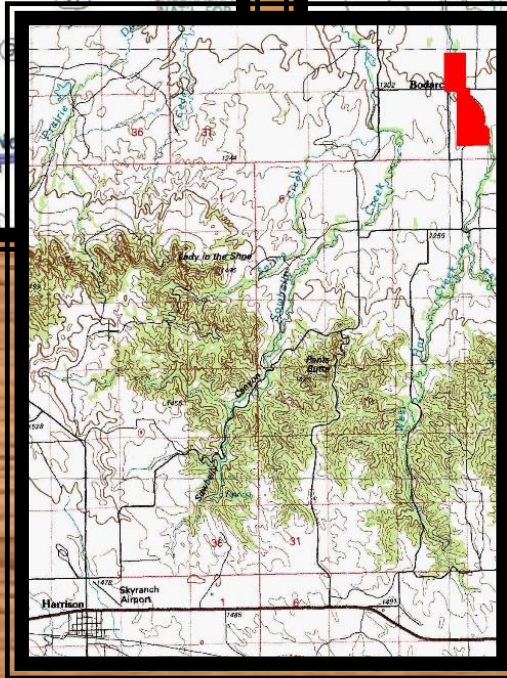
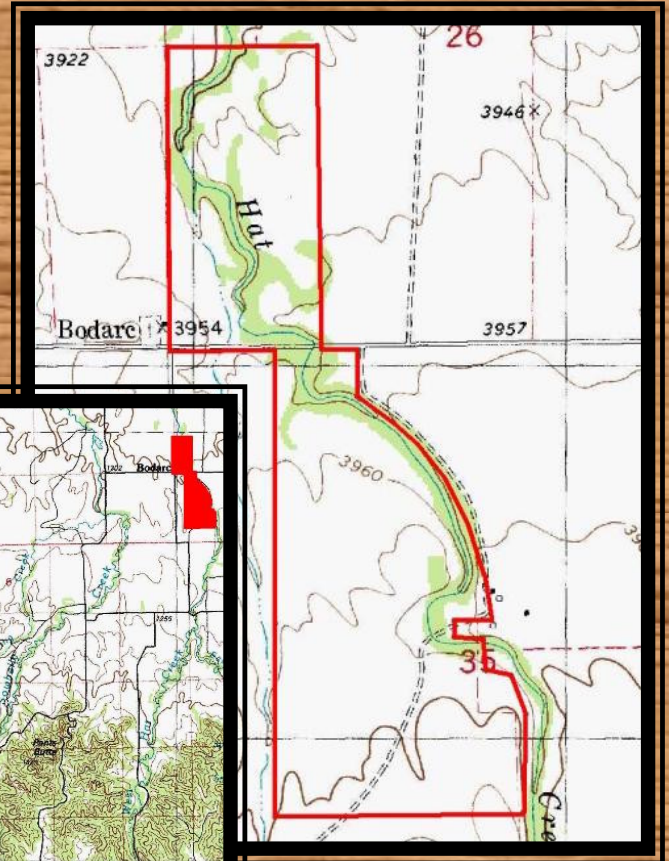
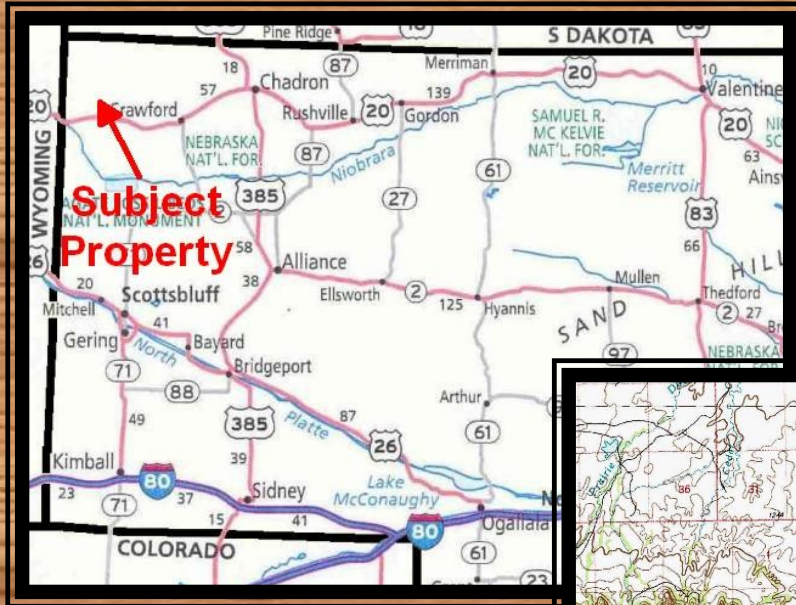
permanent residence or a hunter's cabin is also included in this sale. Electricity and county road access complete the package. For more information or to arrange a time to view this property call James Land Company at (307)326-3104.



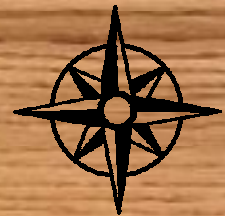
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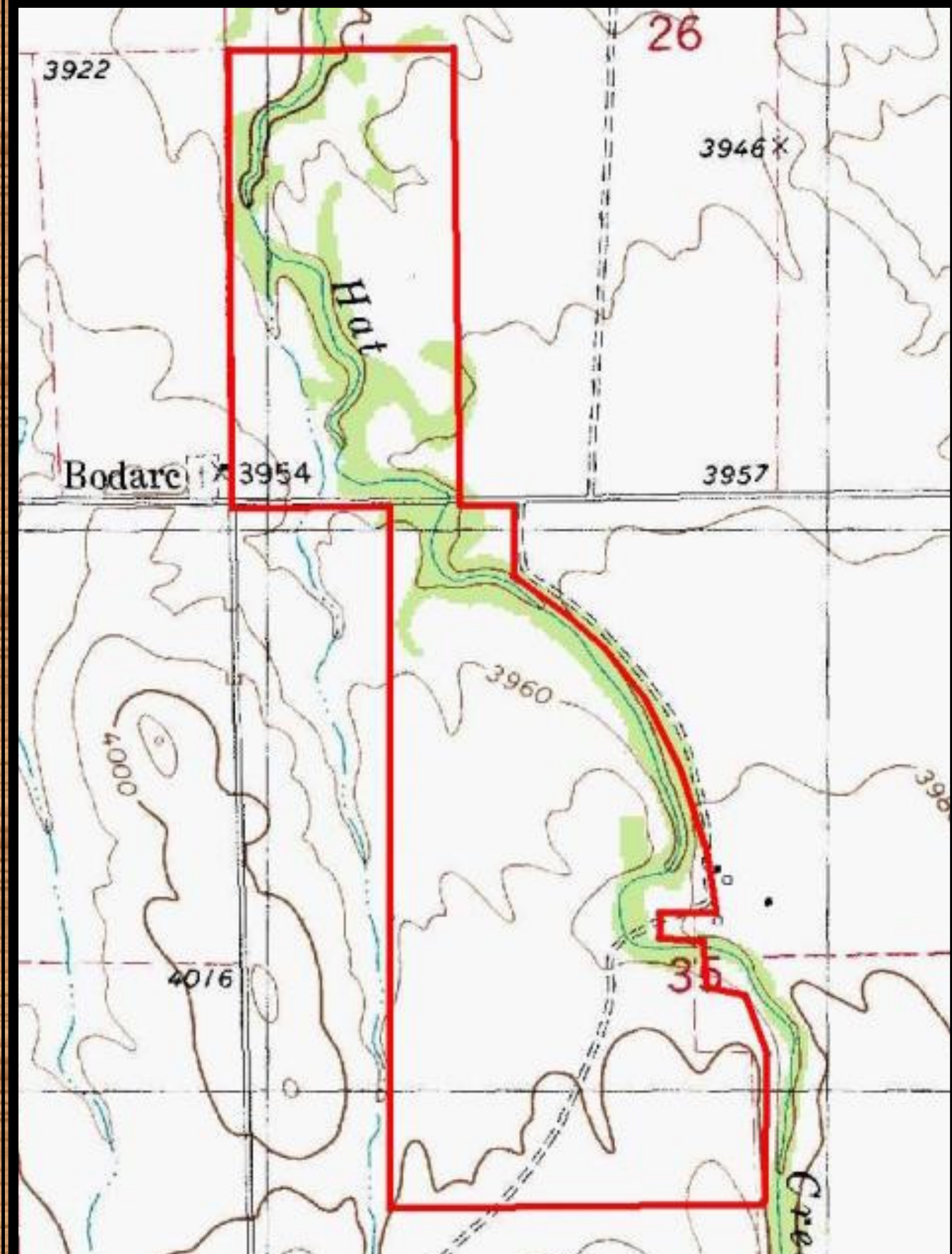
Directions: Heading East out of Harrison, NE on HWY 20 go 3.5 miles and turn North on the Pants Butte Road. Go approximately 8 miles and turn East on the Hat Creek Road. Go 1 mile to property. Property on North side of Road sits just past Bodarc Church. Property on South side of road begins about 300 yards further down the road.



Note: The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

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Contact Information

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Note: This Information and any other information presented by James Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

Agency Disclosure: James Land Company and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

*****Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.***

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