

# Recreational Property & Cropland

## 178.67 +/- Acres | Lincoln County, NE



Take advantage of this deluxe recreational property located right off of Interstate 80 and only a 20-minute drive from North Platte, NE! With the South Platte River neighboring the property to the north, this 178.67  $\pm$  acre property is a wildlife haven and offers an abundance of hunting and outdoor opportunities. There is approximately 3/4 of a mile of creek bottom, which large whitetail deer, wild turkeys, ducks, geese, and upland birds tend to call home. The property has several established trees for that nightly roost and offers plenty of feed with the 98.78  $\pm$  acres of farm ground that lays level along the south side of this property. The farm ground consists of 93.7% class II & III soils and has great gravel road access. Take advantage of this opportunity to own a great recreational property!

**Total Property Acres (Per Assessor) - 178.67 +/-**

**Recreational Acres: 79.89  $\pm$  Dryland Acres: 78.00  $\pm$  Irrigated Acres: 20.78 $\pm$**

**Legal Description - PT. Lots 3,4, & 5, & ACC & PT. S 1/2 SW 1/4, Lying N of I-80 Section 34 Township 14 North Range 34 West**

**Property Taxes - \$4,733.34**

**Price - \$725,000.00**

**Directions:** From Sutherland, NE- Head south on N Highway 25 for 2 miles. Turn right and head west on W Sutherland Cemetery Road for 2.1 miles. Turn right and head north on N King Rd for 0.5 miles. Turn left on W Maire Road and head west for 1.5 miles. The property will be on the north side of the road.

**Cord Hesseltine | Farm & Ranch Specialist | Arnold, NE**  
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Lincoln08





### **Irrigation & Well Information**

#G-036326, drilled in 1971, 1995 gpm, static level 6 ft., pumping level 85 ft., well depth 130 ft. with diesel motor.



### **FSA Information**

**Total Cropland Acres: 98.78**

**Wheat: 57.14 Base Acres**

**Corn: 40.0 Base Acres**

**Total Base Acres: 97.14**

**\*\*Located in the Twin Platte NRD with 20.78 Certified Irrigated Acres.**



## **FARM | RECREATIONAL | RANCH | INVESTMENT**



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