

LAND FOR SALE

LOUP RIVER RECREATION



View aerial video at www.agriaffiliates.com!

Location:

From Columbus, Nebraska: 1/2 mile south on U.S. Highway 81, then 3/4 mile west on U.S. Highway 30 to the southeastern corner of the property.

Legal Description:

A tract of land being all of Lot Five (5) and that part of Lot Six (6), of Section Twenty-Five (25), Township Seventeen (17) North, Range One (1) West of the 6th P.M., Platte County, Nebraska [95.43 tax-assessed acres].

Comments:

This is a tremendous opportunity to own the perfect recreational property just outside of Columbus, Nebraska, and not much over an hour's drive from either Lincoln or Omaha. Approximately 1/2 mile of Loup River frontage, mature trees, improved trails, water features, and wildlife galore make this a must-have property!

Leases:

Full possession available at closing!

Taxes:

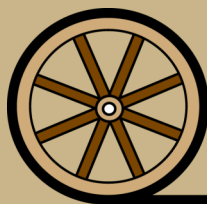
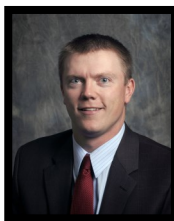
2021 Taxes—\$1,223.72

Price:

\$1,200,000.00

Contact:

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Listing Agent
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Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

HASTINGS OFFICE

P.O. Box 519
747 N. Burlington, #310
Hastings, NE 68901
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(402) 519-2777

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



Natural

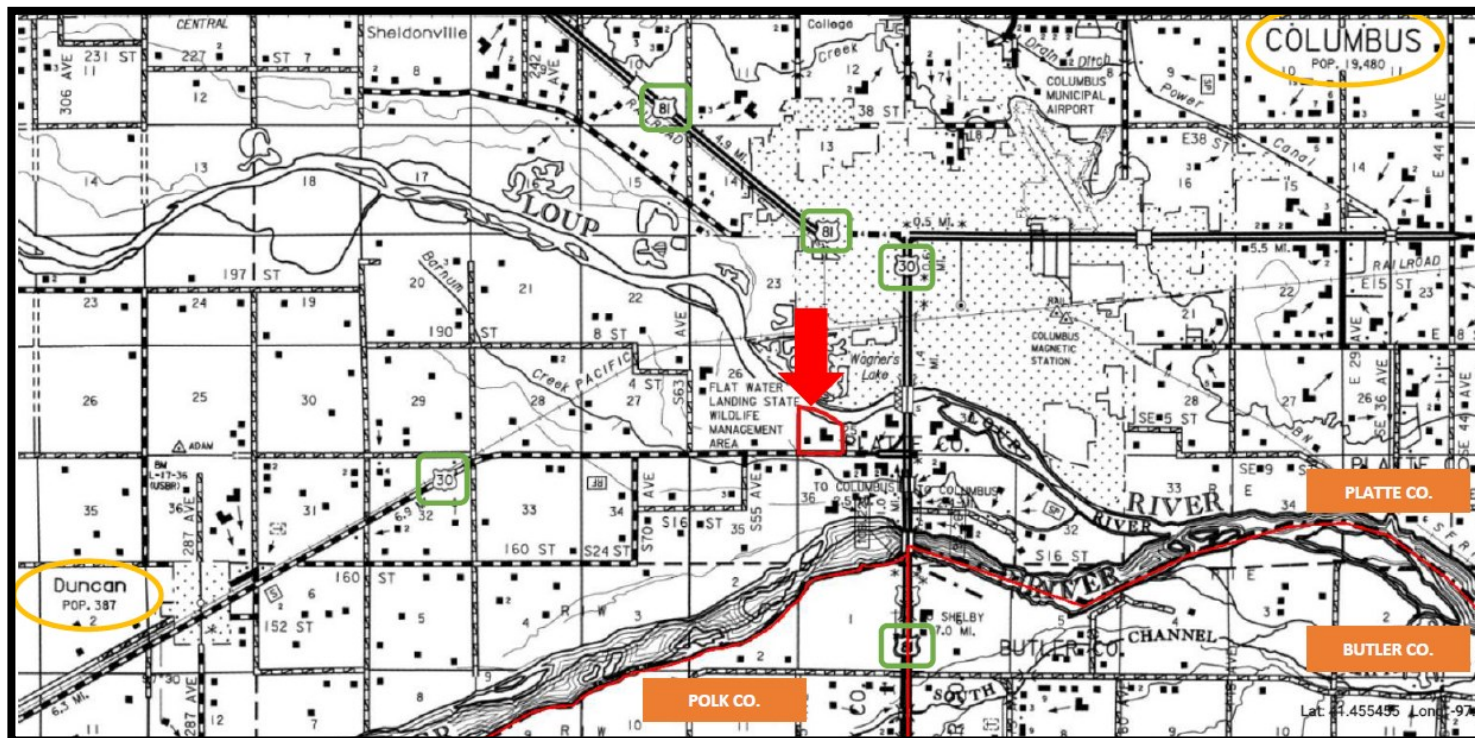
Resource District: Lower Loup Natural Resource District.

Improvements:

A 1,400 sq. ft. house is located on the property. This house provides the base structure for the perfect hunting lodge or rural retreat. You will also find newly seeded alfalfa on the southeast corner of the property. The shipping container located on the property is not included in the sale.

FSA Information:

Total Farmland:	91.27 acres	Total Cropland:	16.48 acres
Government Base Acres:	Corn—11.40 Soybeans—3.80	PLC Yields:	Corn—115 Soybeans—34



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Excellent hunting and recreational opportunities!

Deer and turkeys are found on this property and other wildlife species, that have been known to frequent this river valley.



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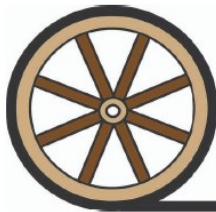
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