



LAKEFRONT PROPERTY

BOX BUTTE RESERVOIR, NE

8.21 +/- ACRES

PRICE REDUCTION - \$109,000

Perfectly located on the edge of Box Butte Reservoir, this 8.21 +/- acre property is unique with different elevation levels that offer many options for building. Explore the best views of the beautiful Nebraska sunrises and sunsets and imagine them reflecting off the reservoir.

This property is only minutes from the new boat ramp, and there are access roads to the reservoir near the east and west sides of the property. The water's edge is an easy walk a few yards from the property line and through the state land bordering the reservoir. Escape the crowds and noise of other lakes and reservoirs in this peaceful retreat.



Tommy Wiles

Farm & Ranch Specialist



Gordon, Nebraska



Tommy.Wiles@AgWestLand.com



308.360.2030





PROPERTY DETAILS



Box Butte Reservoir provides endless opportunities for anglers of any skill level with its vast variety of fish, including northern pike, walleye, largemouth bass, yellow perch, and channel cat. In fact, Box Butte is considered “one of Nebraska’s best kept secrets” by local fishermen.

Along with great fishing, the abundance of trees around the lake offers great protection for whitetail and mule deer, with elk cruising through the area at times as well. It is also close to Pine Ridge Recreation Area, which boasts excellent hunting. The lake and nearby river offer great outdoor activities, including boating, camping, and hiking.

Box Butte Reservoir State Recreation Area is located on the 1,600-acre Box Butte Reservoir on the Niobrara River, and the recreation area is managed by the Nebraska Game and Parks Commission. Electricity is easily accessible from power lines following River Road. Power has already been pulled into some of the other acreages, and access roads into the acreages have been approved by the county.



Property Directions - From US-385 HWY, turn west onto Box Butte State Recreation Area Rd/Dunlap Rd for 5 miles. Turn north onto Box Butte State Recreation Area Rd/Table Center Rd for 1 mile. Turn west onto River Rd for 2.4 miles. Property sits on south side of River Rd.

Legal Description - A parcel of land known as parcel 1B, containing 8.21 acres, more or less, in the northeast quarter of Section 30, in Township 29 north, Range 49 west, of the 6th principal meridian, in Dawes County, Nebraska. (Exact legal description to come from title company)

Real Estate Taxes - To be determined by county treasurer

Covenants include:

- No subdividing
- No single-wide trailers
- All home structures must be on a foundation
- Wood or barbed wire fencing only; no vinyl fences
- No storage of abandoned vehicles or other abandoned equipment/items
- No more than one house per lot

Dawes14

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.