

# LAND FOR SALE



## *Little Blue River Hideaway*

68.3 ACRES | ADAMS COUNTY, NEBRASKA

### *Recreational Paradise!*

This is a tremendous opportunity to own a piece of recreational paradise! Only a few minutes south of Hastings, Nebraska, or a little more than a 1½ hour drive from Lincoln. River frontage, adjacent to dense tree cover with a great native prairie accent makes this the perfect spot for a hunter or recreationalist.



Adam D. Pavelka, JD

#### **LISTING AGENT:**

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& Listing



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## PROPERTY INFORMATION

### LEGAL

### DESCRIPTION:

The Southeast Quarter (SE¼) lying north of the river, in Section Twenty-Five (25), Township Six (6) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska (68.3 ± tax-assessed acres).

### LOCATION &

### ACCESS:

From Hastings, Nebraska: 7 miles south on US Highway 281 to an access easement over an improved path, a little over ½ mile long.

### ACRES & TAXES:

68.3 | Tax-Assessed Acres  
\$1,166.14 | 2022 Real Estate Taxes

### NRD:

Little Blue Natural Resources District

### SOILS:

Primary soils on the property consist of Hobbs silt loam and Geary silt loam, with slopes ranging from 3-30%.

### COMMENTS:

A great balance of river frontage, mature trees, and native grass creating some of the best wildlife habitat in the Little Blue River Valley.

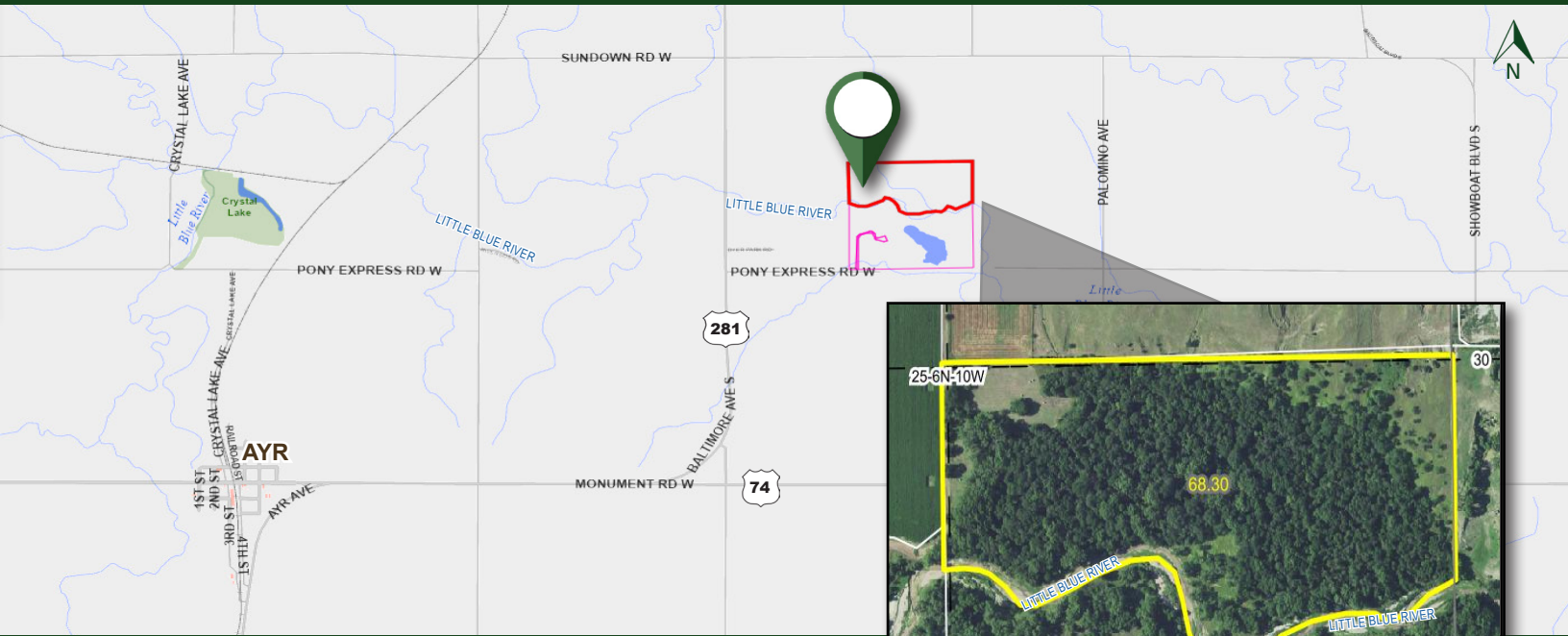
### PRICE:

**\$500,000.00**



*Trophy white tail deer, turkey, mountain lion, bobcat, and bald eagles frequent this area.*









# *Once in a Lifetime Opportunity...*

**Don't miss this once-in-a-lifetime opportunity to own a piece of Little Blue River Valley.**

**Many unforgettable memories are bound to be made on this property, which has great access, but provides a hideaway feel!**



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