

LAND FOR SALE



Republican River Retreat

24.23 ACRES | WEBSTER COUNTY, NEBRASKA

Recreation amenities galore!

**Access to the Republican River to the South and
Minnie Creek to the West.**



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LISTING AGENT:

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View Full Brochure
& Listing



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PROPERTY INFORMATION

**LEGAL
DESCRIPTION:**

All that part of Government Lot One (1) in the Southeast Quarter (SE $\frac{1}{4}$) of Section Nine (9), Township One (1) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska, lying East of Minnie Creek, EXCEPT a tract conveyed to the State of Nebraska for Highway.

**LOCATION &
ACCESS:**

At the intersection of B St. and University Ave., also known as Highway 78, directly South of Guide Rock, Nebraska. Approximately 30 minutes from Hastings and 2 hours from Lincoln!

ACRES & TAXES:

24.23 tax-assessed acres
2022 Taxes - \$1,383.58

NRD:

Lower Republican Natural Resources District

SOILS:

Primarily Gibbon silty clay loam.

FSA:

Total CRP Acres: 4.76 acres Total CRP Rental Rate: \$150.77/acre
Planted Cropland Acres: 7.89 acres
*Cropland acres subject to a cropshare lease for the 2023 crop season.
Government Base Acres: Corn – 2.80 PLC Yield: Corn – 60 bu
Balance of the farm is grass/river bottom.

**PROPERTY
FEATURES:**

Recreation amenities galore! With access to the Republican River to the south and Minnie Creek to the west. All deer blinds are included, except the 360 degree blind in the cornfield. Deer processing tripod and lawn mower are also included.

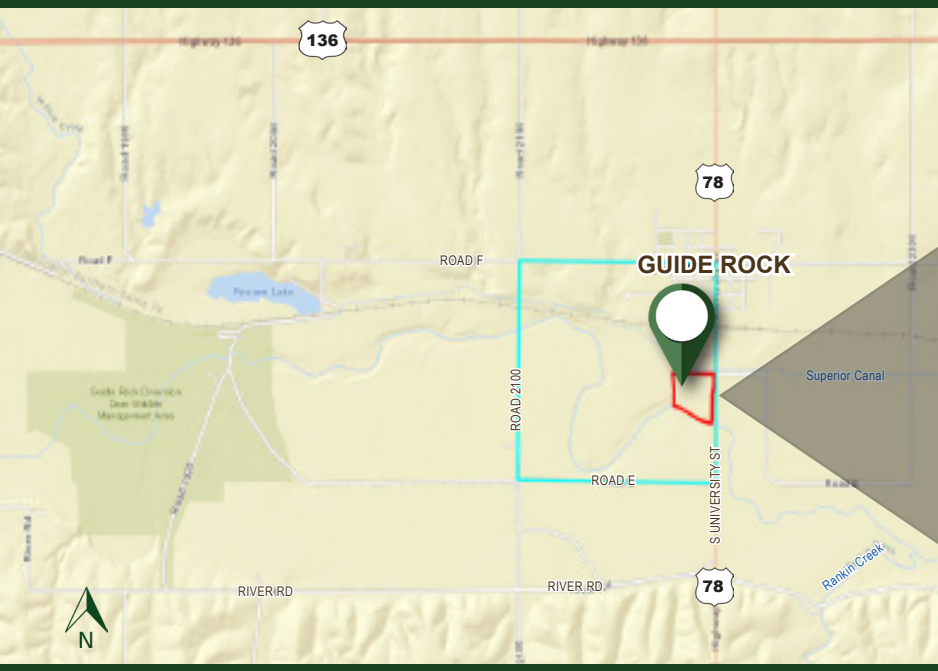
PRICE:

~~\$295,000.00~~

NEW PRICE! \$280,000.00

*Great highway access, while providing the serenity of
a secluded get-a-way!*





- Storage shed
- 12'x12' Brick Fire Pit
- All appliances and furnishings are included in this transaction.

* Water service provided by the Village of Guide Rock

PROPERTY FEATURES:

Beautiful 2020 Champion Del Ray Modular Home
2 Bed, 1 Bath; 13'4"x52' with Central Air, Wood Deck.





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