

LAND FOR SALE



Howard Co. Recreation & Pasture

370.39 ACRES | HOWARD COUNTY, NEBRASKA

Located less than 1,000 feet from the banks of the Middle Loup River, and only 2 miles from the junction of the North and Middle Loup Rivers and the Loup Junction State Wildlife area. This property provides some of the area's best deer hunting landscapes, combined with great income capabilities from grazing and hay production revenue.



Adam D. Pavelka, JD

LISTING AGENT:

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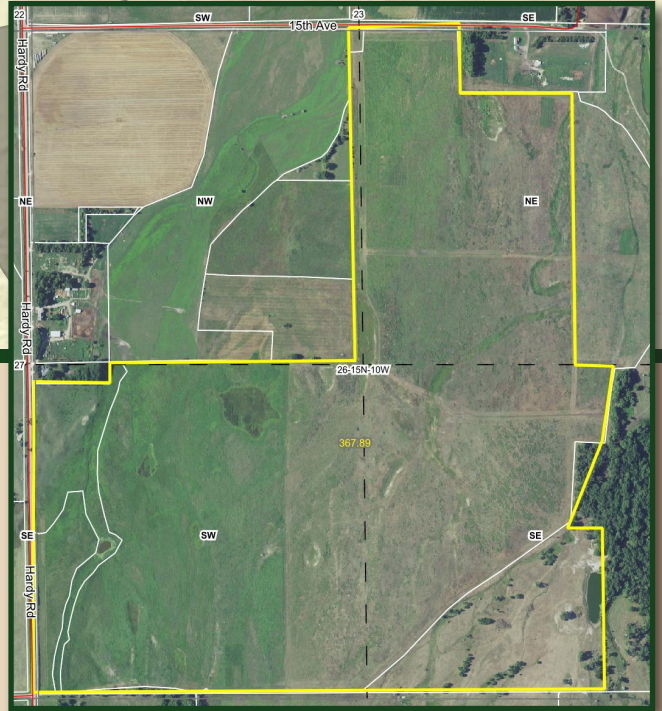
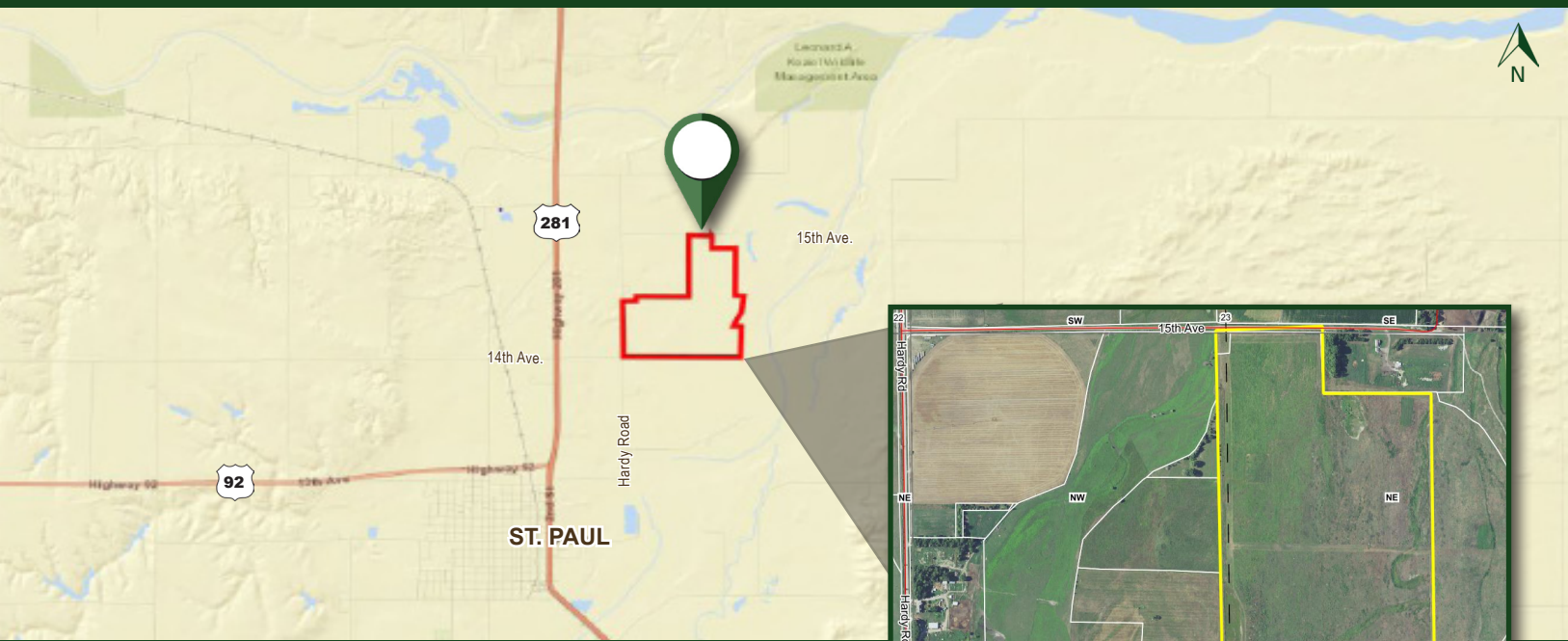
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PROPERTY INFORMATION

LEGAL DESCRIPTION:	A tract of land located in Section Twenty-Six (26), Township Fifteen (15) North, Range Ten (10) West of the 6th P.M., Howard County, Nebraska (Full legal description available upon request).
LOCATION:	From <u>St. Paul, Nebraska</u> : 1 mile north on Highway 281, then ½ mile east on 14th Ave to the southwestern corner of the property.
ACRES & TAXES:	Tax-Assessed Acres 370.39 2022 Real Estate Taxes \$7,387.32
NRD:	Lower Loup Natural Resources District
SOILS:	Primary soils consist of Boel loam, Inavale loamy fine sand, and Boel fine sandy loam.
WATER:	No certified irrigated acres; however this property features multiple retired irrigation wells that can be utilized for stock water to supplement existing water features that benefit cattle and wildlife alike.
COMMENTS:	• Tremendous whitetail deer and turkey hunting • Potential for increased upland game populations • Protected by a Wetlands Reserve Program Easement • Revenue provided by grazing 50 cow/calf pairs in rotational paddocks and haying revenue (owner usually harvests 40-50 large round bales annually) • 7 food plot areas • Multiple hunting blinds sell with the property
PRICE:	\$739,000.00







*Don't miss this opportunity to own
one of the area's premier
hunting properties, which also
provides steady grazing and
haying revenues!*



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