



LAND FOR SALE

BOYD COUNTY, NEBRASKA

NIOBRARA RIVER VALLEY RANCH & RETREAT

190.34± ACRES

FOR MORE
INFORMATION,
CONTACT:

KYLE CONNOT
LAND SPECIALIST
(402) 340-0493



OFFERED AT \$775,000

HIGHLIGHTS

NIOBRARA RIVER VALLEY VIEWS
EXCELLENT DEER & TURKEY HUNTING
PRODUCTIVE CROSS-FENCED PASTURE
COVERED DRAWS/GREAT PROTECTION
ELECTRICITY NEARBY & RURAL WATER
IDEAL FOR CABIN OR HOME



VISIT US AT:
www.StrackeRealty.com

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PROPERTY INFORMATION

190.34± ACRES

BOYD COUNTY, NEBRASKA

PARTIAL LEGALS: 33-33-9 SE1/4 SW1/4; S1/2 SE1/4 LESS IRR. TRACT OF LAND LOCATED IN THE S1/2 OF THE SE1/4 (8.36 AC) AND 4-32-9 LOTS: 9,10.

PROPERTY DESCRIPTION:

DISCOVER 190.34± ACRES IN BOYD COUNTY, NEBRASKA, JUST A HALF MILE NORTH OF THE NIOBRARA RIVER IN THE SCENIC NIOBRARA RIVER VALLEY. THIS EXCEPTIONAL PROPERTY FEATURES CROSS-FENCED PASTURE, TREE-LINED DRAWS FOR PROTECTION, AND MULTIPLE PONDS — INCLUDING ONE WITH FISHING OPPORTUNITIES. IT'S A HAVEN FOR WILDLIFE, OFFERING OUTSTANDING DEER, TURKEY, AND WATERFOWL HUNTING OPPORTUNITIES. WITH ELECTRICITY NEARBY AND RURAL WATER, PLUS CONVENIENT ACCESS AND AN EASEMENT ALONG THE NEIGHBOR'S DRIVE, THIS PROPERTY IS READY FOR YOUR VISION. WHETHER YOU'RE LOOKING FOR A WORKING PASTURE, HUNTING RETREAT, OR THE PERFECT SPOT FOR A WEEKEND CABIN, NIOBRARA VALLEY RANCH & RETREAT OFFERS IT ALL.

PROPERTY LOCATION:

FROM LYNCH, NE:
APPROXIMATELY 1/2 MILE EAST
ON HWY 12 TO 503RD AVENUE,
THEN SOUTH 3 MILES TO
VELVET ROAD, THEN EAST 4
MILES TO THE PROPERTY.

2024 TAXES: \$1,500.34

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