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**L-2400211**



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# LAND FOR SALE

**489.37± Acres, Knox County, Nebraska**

**OFFERED AT  
\$2,202,165**

## **Highlights:**

- All pasture for cattle
- Beautiful area overlooking lake
- Amazing hunting!



**For additional information, please contact:**

**Wendi Schutte, Broker**

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# Property Information

## Directions to Property:

Travel straight east out of Santee, Nebraska. Take Open Township Road to the property. The neighboring landowner will allow access through his property if different access is needed. The current tenant does have gates up for his cattle, so please be courteous and make sure you keep gates closed again when viewing the property.

## Legal Description:

16 33 4 16-33-4 #2SWNW, SENW 17.50 Acres  
17 33 4 17-33 4 #1 SENE,SE4 180.00 Acres  
16 33 4 16-33-4 SW4, SE4 LYING S OF GOVERNMENT  
TAKE LINE 291.87 Acres

## Taxes:

- \$8,669.56 (\$17.72 per acre)

## Property Description:

This ground is perfect for grazing cattle during the summer. During the fall and winter, it makes the most amazing hunting ground for deer and fowl, especially duck! Overlooks the Lewis and Clark Lake. TONS of cattails in the water make for perfect camouflage for hunting! There is electricity up to this property and a nice spring on the property. Please see the drone flyover of the spring.

## Farm Data:

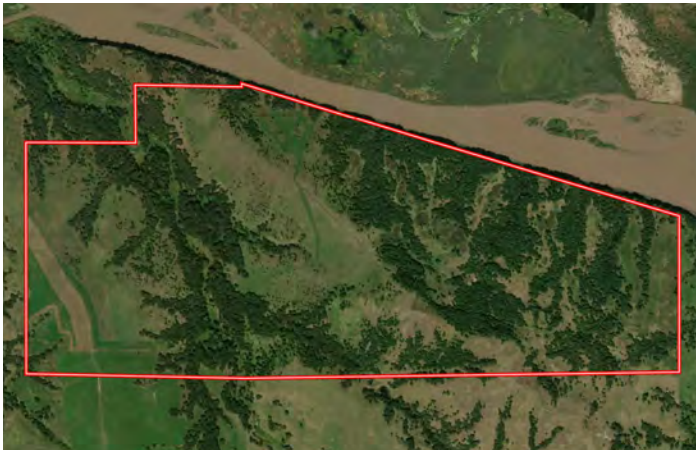
Timber/Pasture	489.37 acres
Total	489.37 acres



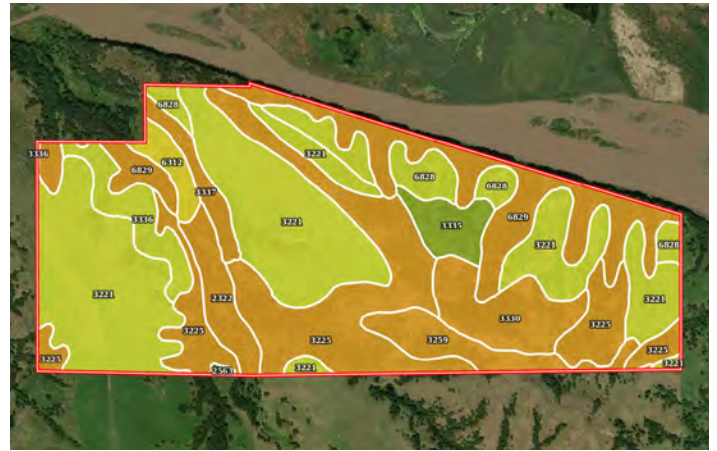
Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.



### Aerial Map



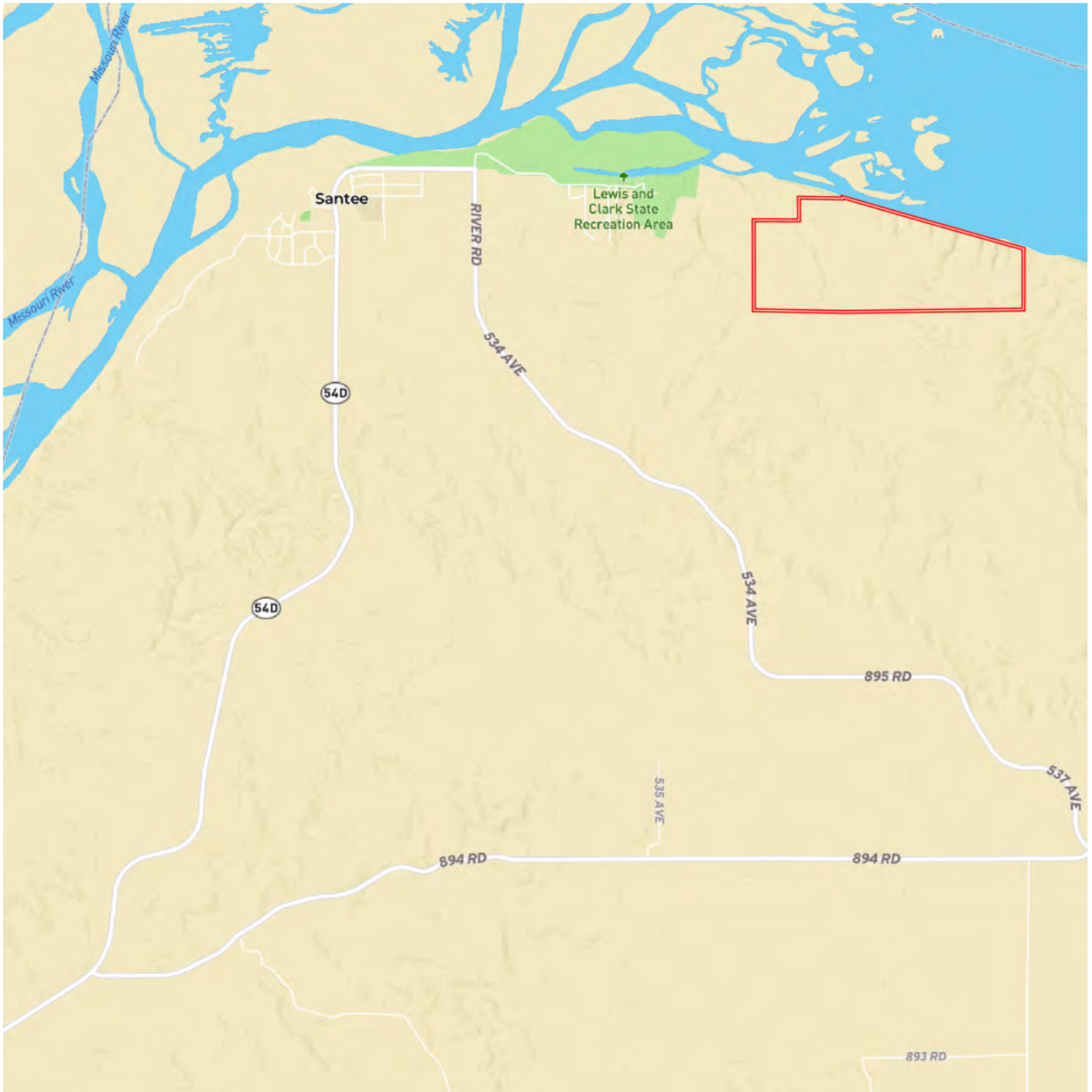
### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3221	Labu silty clay, 6 to 11 percent slopes	169.17	35.93	0	22	4e
3225	Labu-Sansarc silty clays, 9 to 35 percent slopes	103.1	21.9	33	25	6e
6829	Redstoe-Gavins complex, 11 to 30 percent slopes	61.08	12.97	0	28	6e
3330	Verdigre fine sandy loam, 11 to 30 percent slopes	27.34	5.81	0	34	6e
6828	Redstoe silt loam, 6 to 11 percent slopes	26.48	5.62	0	41	4e
3259	Meadin-Oneill complex, 2 to 30 percent slopes	19.77	4.2	0	33	6s
3336	Verdigre loam, 6 to 11 percent slopes	16.93	3.6	0	57	4e
2322	Inavale fine sand, 0 to 5 percent slopes, channeled, frequently flooded	15.66	3.33	0	16	6w
3335	Verdigre loam, 2 to 6 percent slopes	12.85	2.73	0	59	3e
3337	Verdigre loam, 11 to 30 percent slopes	9.76	2.07	0	39	6e
6312	Barney loam, 0 to 2 percent slopes, frequently flooded	8.01	1.7	0	21	5w
2563	Eltree silt loam, 2 to 6 percent slopes	0.62	0.13	0	80	2e
TOTALS		470.77(*)	100%	7.23	28.14	4.99



## Property Location



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