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L-2400344



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LAND FOR SALE

275± Acres, Keya Paha County, Nebraska

OFFERED AT
\$675,000

Highlights:

- Excellent deer/turkey hunting!
- Very accessible property!
- Several potential cabin sites!



For additional information, please contact:

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Property Information

Directions to Property: Four miles south of Springview, Nebraska, along Highway 183. Located on the east side of Highway 183.

Legal Description: South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) and that part of the South Half of the East Half of the Southwest Quarter (S $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$) lying East of the right-of-way of U.S. Highway 183 of Section 2; All of the Northeast Quarter (NE $\frac{1}{4}$) and that part of the Northwest Quarter (NW $\frac{1}{4}$) of Section 11 lying East of the right-of-way of U.S. Highway No. 183; Township 32 North, Range 21 West of the 6th P.M., Keya Paha County, Nebraska.

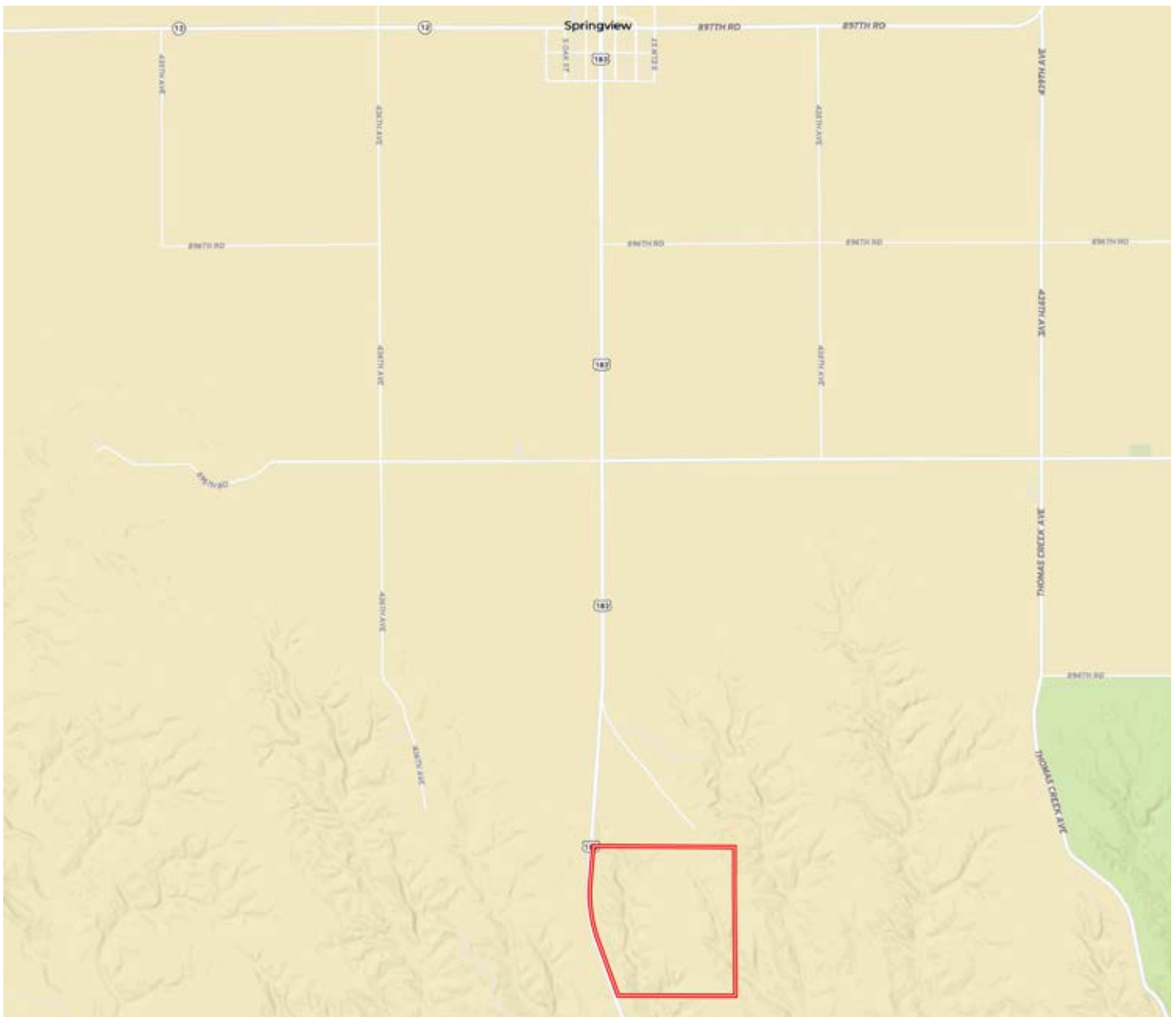
Taxes (Estimated): \$1,354.83

Property Description: Prime recreation with income from livestock grazing, lying adjacent to Highway 183 and just minutes south of Springview.

Highly developable 275 acre forest, creek, and pasture tract with spectacular views of the Niobrara River Valley. Perfect spot for your dream cabin, with public road access. Plenty of open space, with significant timber along Dry Creek with ponderosa pine, cedar, ash and oak trees all present on the property.

The seller would consider leasing back the livestock grazing. If you've been looking for hunting, recreation with income potential, or a site to build your dream cabin, call the agent today for a showing.

Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3215	Longpine-Ronson-Duda complex, 15 to 70 percent slopes	148.14	54.01	0	13	7s
5286	Vetal loam, 1 to 3 percent slopes	32.87	11.98	0	56	2e
3291	Paka-Mariaville loams, 2 to 6 percent slopes	29.34	10.7	0	44	3e
4827	Valentine loamy fine sand, gently rolling	17.26	6.29	0	23	6e
3177	Holt variant fine sandy loam, 3 to 6 percent slopes	13.58	4.95	0	45	3e
3172	Holt-Longpine fine sandy loams, 3 to 6 percent slopes	10.7	3.9	0	26	3e
3311	Ronson-Anselmo fine sandy loams, 6 to 11 percent slopes	8.91	3.25	0	42	4e
3244	Meadin gravelly sandy loam, 2 to 30 percent slopes	5.22	1.9	0	29	6s
3285	Paka loam, 0 to 2 percent slopes	4.33	1.58	0	56	2c
3292	Paka-Mariaville loams, 11 to 30 percent slopes	3.78	1.38	0	28	6e
3263	O'Neill fine sandy loam, 6 to 11 percent slopes	0.18	0.07	0	39	6e
TOTALS		274.31(*)	100%	-	26.34	5.35

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.



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