

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

4.82± Acres, Brown County, Nebraska

OFFERED AT
\$145,000

Highlights:

- Ideal for Cabin or Vacation Home with Scenic Views
- Walking Distance to Historic Cowboy Trail
- 2 Minute Drive to Hidden Paradise Resort



For additional information, please contact:

Paul Sullivan, Farm Manager/Agent
(308) 380-2328
PSullivan@FarmersNational.com



Mandy Sullivan, Agent
(402) 845-6695
MSullivan@FarmersNational.com

Property Information

Property Description: A once in a lifetime chance to own a piece of land with a bird’s eye view of Hidden Paradise Resort and the historic Cowboy Trail in Long Pine, Nebraska. Just a 4-minute walk to hike or bike the Cowboy trail and take in the scenic aerial views of the railroad bridge spanning the Long Pine Creek. A 2-minute drive takes you down into Hidden Paradise Resort offering seasonal amenities to explore. With 2 tracts of land offered, Tract 1, the west tract, is 2.84 acres and Tract 2, the east tract, is 1.98 acres. These 2 adjoining pieces of land can be sold separately or combined. Available utilities: single phase electric power and underground fiber optic options. Cell phone coverage is good. Perfect spot for a scenic getaway cabin or vacation residence surrounded by the tranquil beauty of the Nebraska Sandhills.

Directions to Property: From the junction of Highway 20 and NE 9A Spur, Long Pine, Nebraska, travel 1 and 1/4 mile south on 9A (also known as Main Street to Hidden Paradise Road or West Blaine Street then west 1 /4 mile). Property is directly north of the intersection of Hidden Paradise Road and Seven Springs Road.

Legal Description:

Tract 1: +-2.84 acres in part of SE 1/4, NW 1/4 and part of the SW 1/4, NE 1/4

Tract 2: +-1.98 acres in part of the SE 1/4, NW 1/4, and part of the SW 1/4, NE 1/4, both in Section 31, T 30 N, Range 20 W of the 6th P.M. Brown County, Nebraska.

Farm Data:

Tract 1:

Non-crop	2.84 acres
Total	2.84 acres

Tract 2:

Non-crop	1.98 acres
Total	1.98 acres

Price:

Tract 1: \$75,000.00

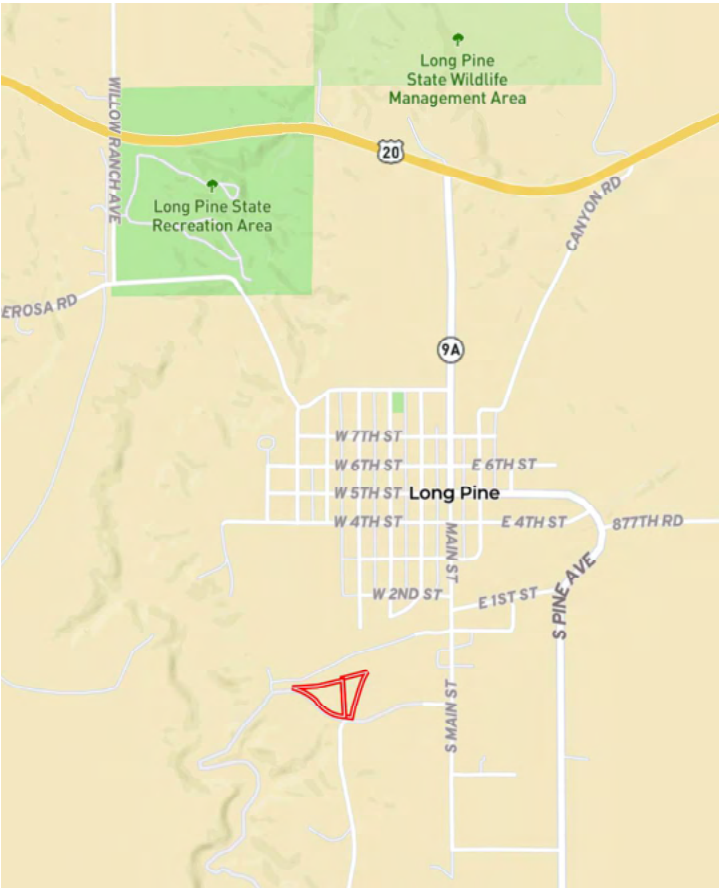
Tract 2: \$70,000.00

Taxes:

Tract 1: \$176.82

Tract 2: \$277.50

Location Map



Aerial Map

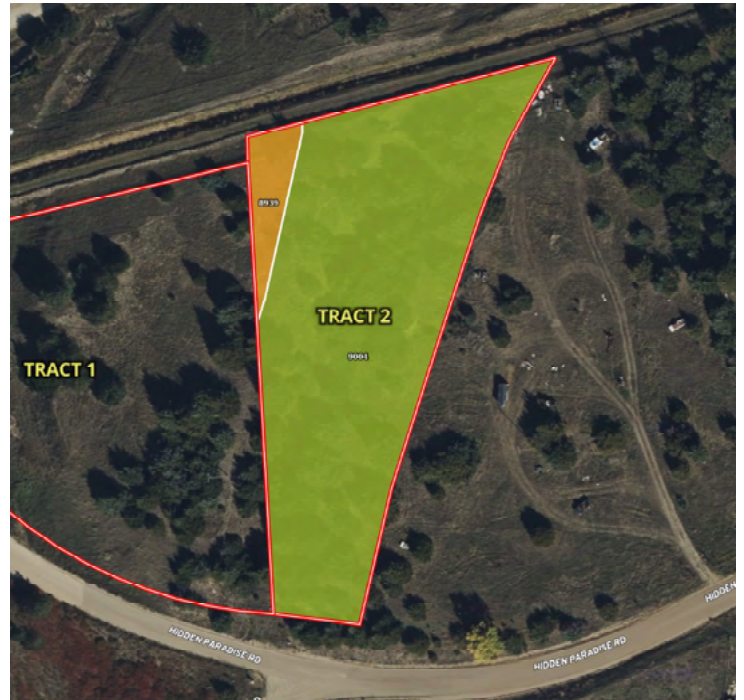


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw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

Tract 1 Soil Map



Tract 2 Soil Map



Tract 1:

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8939	Simeon-Valentine complex, 0 to 9 percent slopes	2.71	89.14	0	24	6s
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	0.33	10.86	54	40	3e
TOTALS		3.04(*)	100%	5.86	25.74	5.67

Tract 2:

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	1.87	93.5	54	40	3e
8939	Simeon-Valentine complex, 0 to 9 percent slopes	0.12	6	0	24	6s
TOTALS		1.99(*)	100%	50.49	38.84	3.18



LAND FOR SALE

Tract 1: 2.84± Acres | Tract 2: 1.98 Acres

Brown County, Nebraska



SCAN THE QR CODE
FOR MORE INFO!



www.FarmersNational.com

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities