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FOR MORE INFO!



# LAND FOR SALE

**10± Acres, Brown County, Nebraska**

OFFERED AT  
**\$125,000**

## Highlights:

- 10 secluded acres
- No light pollution - stargazing
- Fishing and waterfowl hunting



For additional information, please contact:  
**Dave Hickey, Agent | (402) 340-4436**  
**DHickey@FarmersNational.com**

# Property Information

**Property Description:** 10 acres with benefits! This 10 acre offering of private Brown County hayland offers an easement for use of the privately owned portion of South Pine Lake. Use the public boat ramp on South Pine to ease over onto your very own private fishing hole!

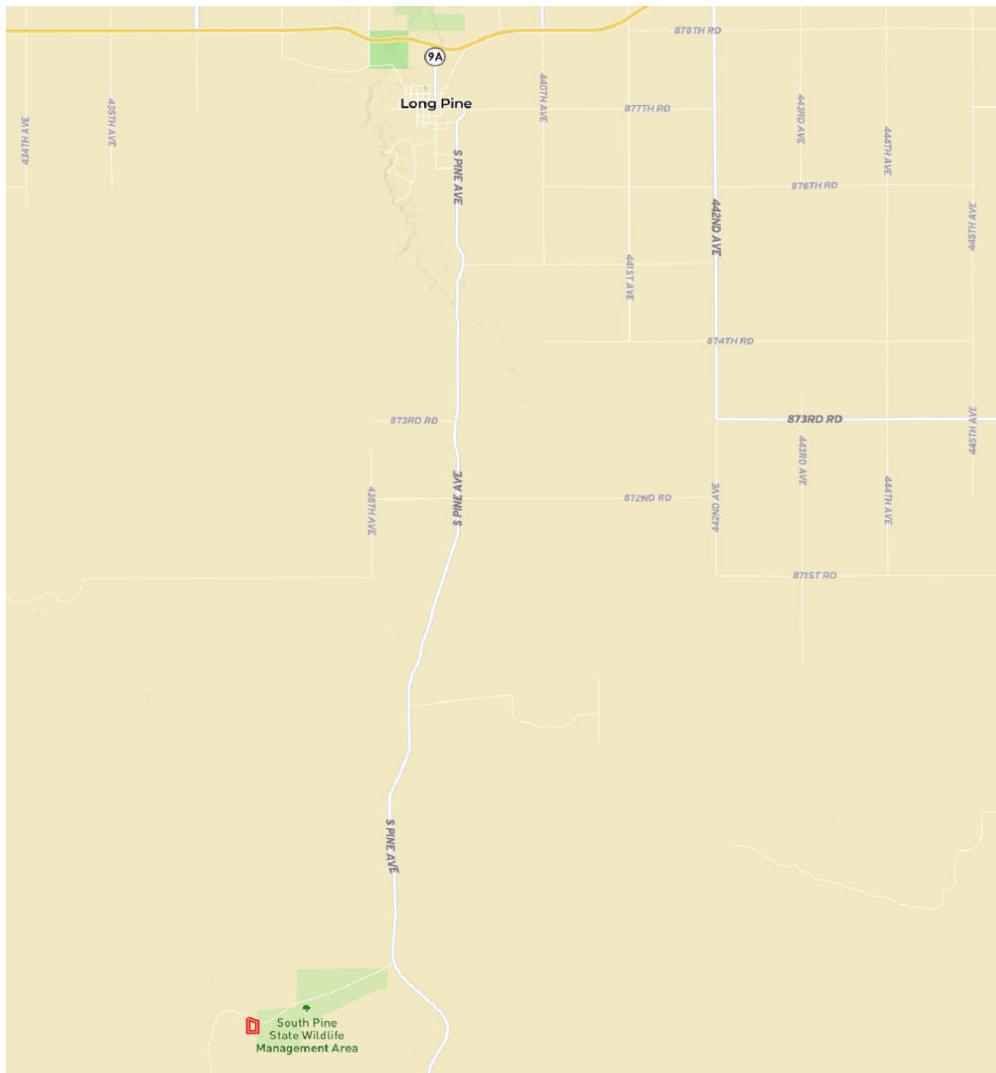
If you have ever wanted a spot to call your own with unlimited fishing, and other potential recreational opportunities, this may be the chance of a lifetime!

**Directions to Property:** 10 miles south and 2 miles west of Long Pine, Nebraska, adjacent to West Y Avenue.

**Legal Description:** 10+/- acres located in the northeast corner of that portion of the South Half (S $\frac{1}{2}$ ) of Section 27 lying East and South of the existing County Road Right-of-Way of Section 27, Township 28 North, Range 21 West of the 6th P.M., Brown County, Nebraska, subject to certified survey.

**Price:** \$125,000.00

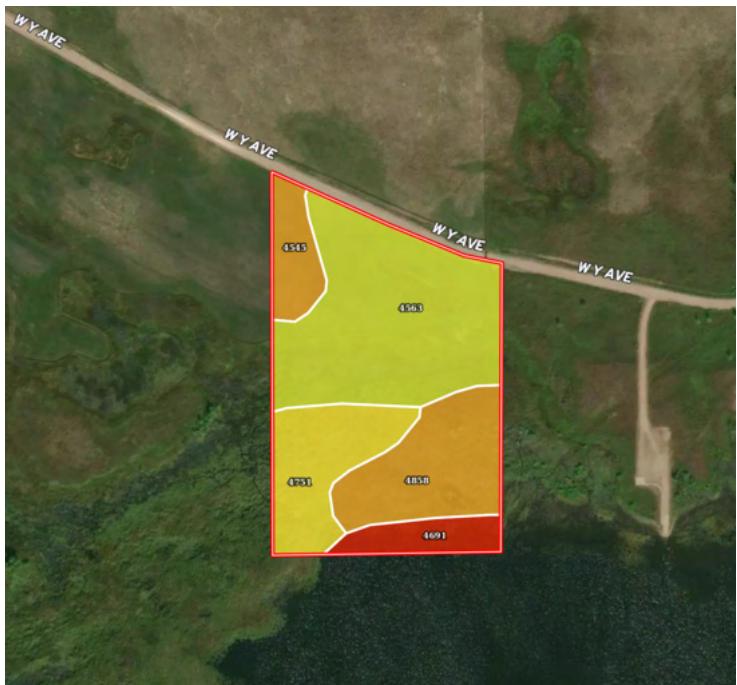
## Location Map



### Aerial Map



### Soil Map



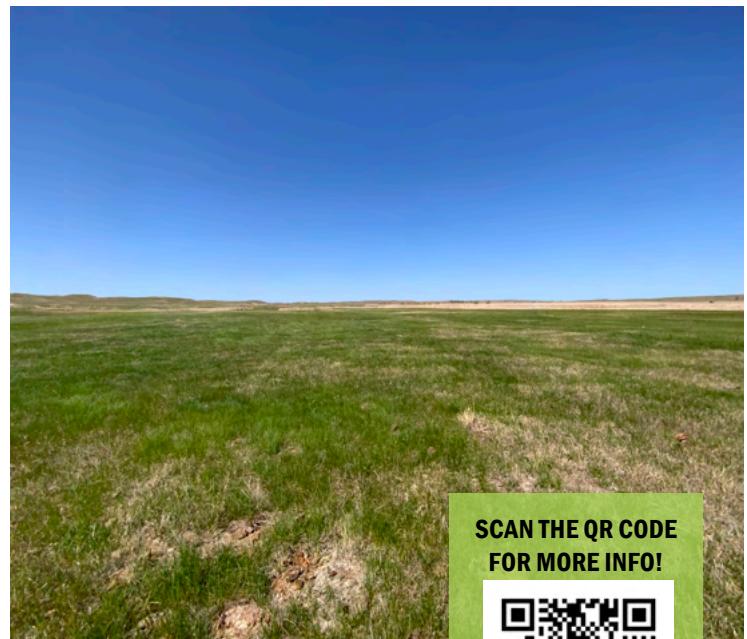
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4563	Els-Tryon complex, 0 to 3 percent slopes	4.63	46.3	21	27	4w
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	2.14	21.4	0	29	6e
4751	Tryon loamy fine sand, frequently ponded, 0 to 3 percent slopes	1.75	17.5	0	5	5w
4545	Els-Ipage fine sands, 0 to 3 percent slopes	0.79	7.9	38	26	6w
4691	Marlake mucky peat	0.69	6.9	6	2	8w
TOTALS		10.0(*)	100%	13.14	21.77	5.04



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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