



LANCASTER COUNTY HUNTING HAVEN



A wonderful wildlife retreat just outside of Lincoln, NE

AMY JOHNSTON

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$500,000**

Location Private, call agent for showing

Legal Description

Section1, Township 11, Range 6, West of the 6th Principal Meridian, Lot 2 NE

Acres 77.79±

Taxes - Estimated **\$2,918.20**

Property Summary

This property is a rare gem for eastern Nebraska. Secluded enough to support a large population of diverse wildlife, but close enough to Lincoln to be to Memorial Stadium in 15 minutes. This 77 acre refuge is an island within a sea of cropland. Deer, wild turkey, pheasant and quail (yes, quail!) live, nest, and raise their young on this property, safely ensconced in the native habitat, but close to the bounty offered by the neighboring farm ground. The focal point of the property is a 32' x 40' recently built barn with a 16' x 40' living space on the second level, complete with a deck overlooking a pond and the fields beyond. The barn has a concrete floor and is fully wired for electricity. There is a well in place with excellent water quality and pressure. The pond is being expanded this summer at the expense of the current Owner so that it will support a healthy fish population, with the intention of stocking the pond with crappie and bass.

This property harbors a sizable deer population. The Owner, along with his son and grandson, harvested three large bucks within an hour on opening day in 2016, and there are still several bucks around that will be quite large and mature this upcoming season. While the deer hunting is unusually good for being so close to town, what is truly amazing is the pheasant and quail that reside on this property. While most of the eastern side of the state has surrendered it's best pheasant habitat to King Corn, this little enclave provides excellent shelter, feed, and habitat for the upland birds. A large covey of quail have made the fence lines dotted with wild plum thickets their home for many years. Both the pheasant and quail populations could be nurtured and significantly expanded with the addition of strategically placed food plots and a few rounds of surrogation of young chicks on the property. Still, the current population has allowed the current owner to walk out and fill his 3 bird limit within an hour or two of hunting.

This property will make some outdoorsman a wonderful little retreat where he/she can hunt deer, upland game, wild turkey, and eventually fish for a nice fresh fried crappie supper, watch the sunset from the second floor deck of the barn. A more idyllic recreational property will not be found within a half hour radius of Lincoln.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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AERIAL MAP



Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES



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THE REAL ESTATE EXPERTS YOU CAN TRUST

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